

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Carnation/Duvall / 94

**Previous Physical Inspection:** 2006

**Improved Sales:**

Number of Sales: 770

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$96,500	\$215,400	\$311,900	\$330,900	94.3%	10.12%
<b>2006 Value</b>	\$99,000	\$228,100	\$327,100	\$330,900	98.9%	10.00%
<b>Change</b>	+\$2,500	+\$12,700	+\$15,200		+4.6%	-0.12%
<b>% Change</b>	+2.6%	+5.9%	+4.9%		+4.9%	-1.19%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.12% and -1.19% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$101,100	\$198,400	\$299,500
<b>2006 Value</b>	\$103,600	\$211,800	\$315,400
<b>Percent Change</b>	+2.5%	+6.8%	+5.3%

Number of one to three unit residences in the Population: 2459

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in major 151790 (Chapman Phase 2) had higher ratios (assessed value/sales price) than the population and were adjusted slightly downward. Grade 5 and 6 homes had lower ratios (assessed value/sales price) than the population and received larger upward adjustments.

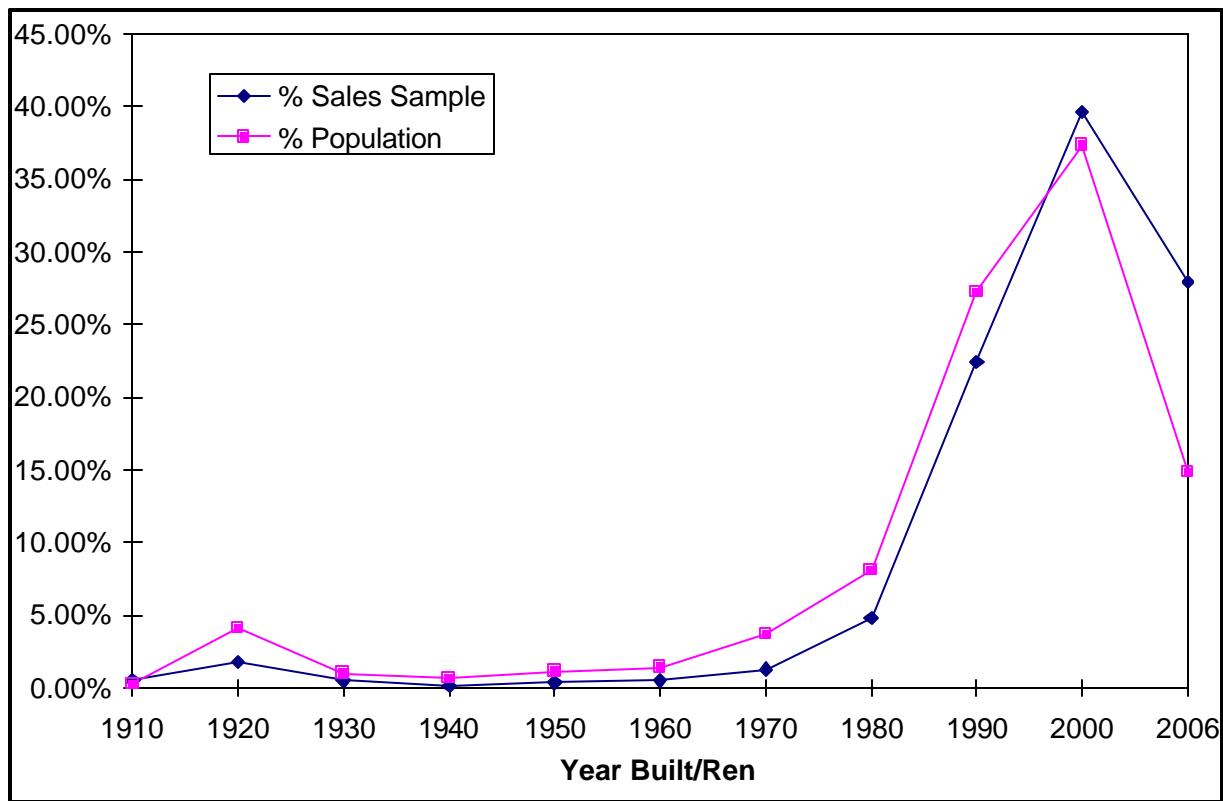
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	4	0.52%
1920	14	1.82%
1930	4	0.52%
1940	1	0.13%
1950	3	0.39%
1960	4	0.52%
1970	10	1.30%
1980	37	4.81%
1990	173	22.47%
2000	305	39.61%
2006	215	27.92%
	770	

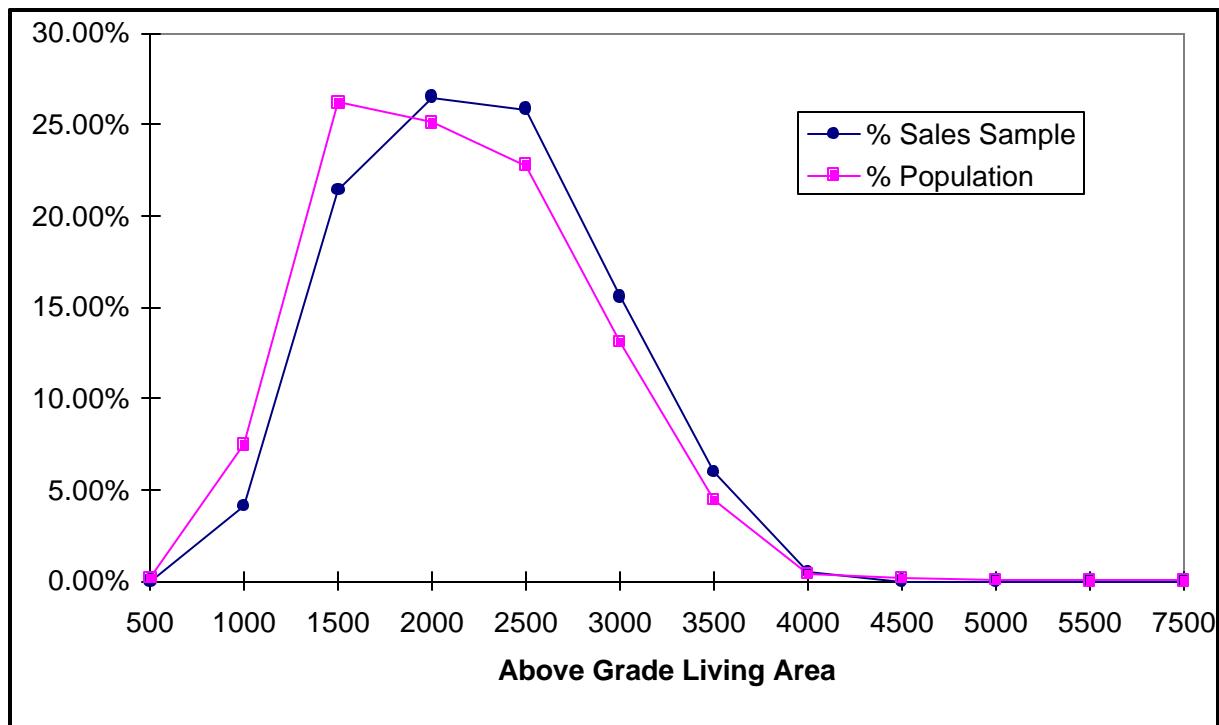
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	8	0.33%
1920	101	4.11%
1930	25	1.02%
1940	17	0.69%
1950	29	1.18%
1960	35	1.42%
1970	91	3.70%
1980	200	8.13%
1990	670	27.25%
2000	918	37.33%
2006	365	14.84%
	2459	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

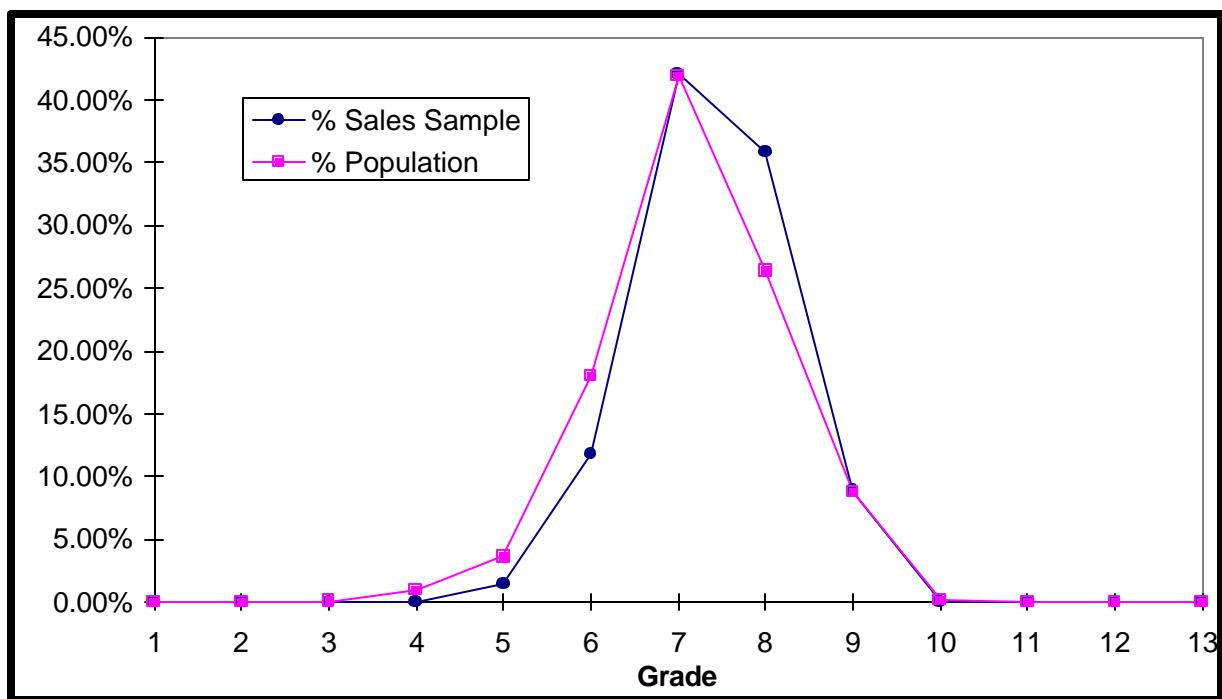
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	4	0.16%
1000	32	4.16%	1000	184	7.48%
1500	165	21.43%	1500	644	26.19%
2000	204	26.49%	2000	617	25.09%
2500	199	25.84%	2500	560	22.77%
3000	120	15.58%	3000	323	13.14%
3500	46	5.97%	3500	109	4.43%
4000	4	0.52%	4000	10	0.41%
4500	0	0.00%	4500	4	0.16%
5000	0	0.00%	5000	2	0.08%
5500	0	0.00%	5500	1	0.04%
7500	0	0.00%	7500	1	0.04%
	770			2459	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

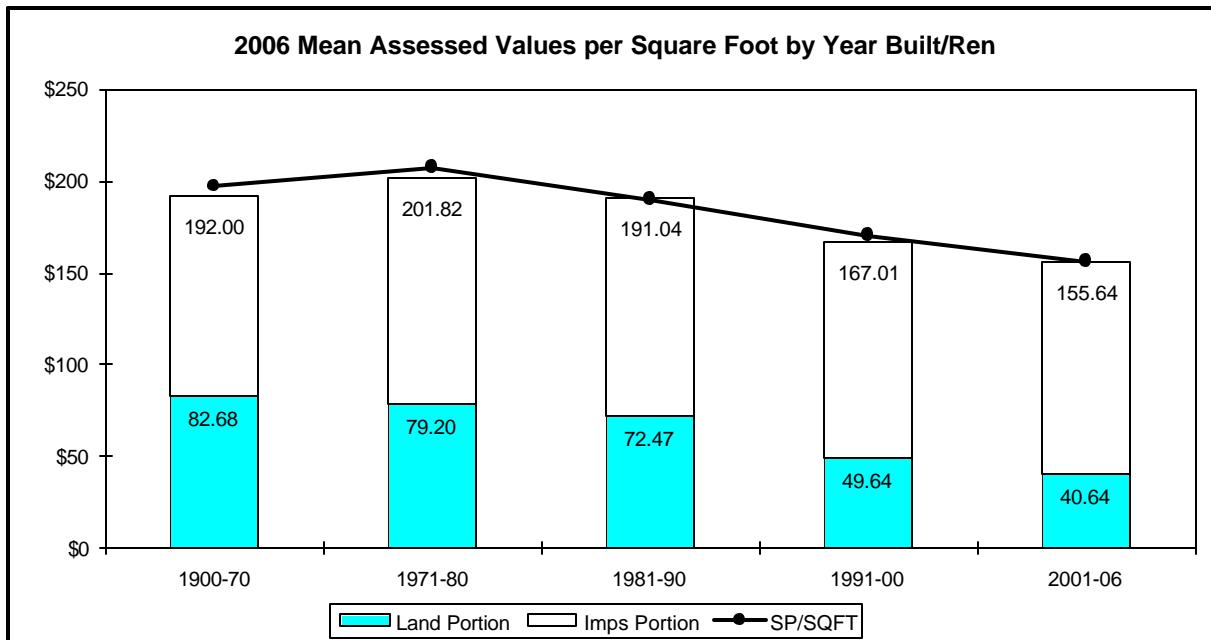
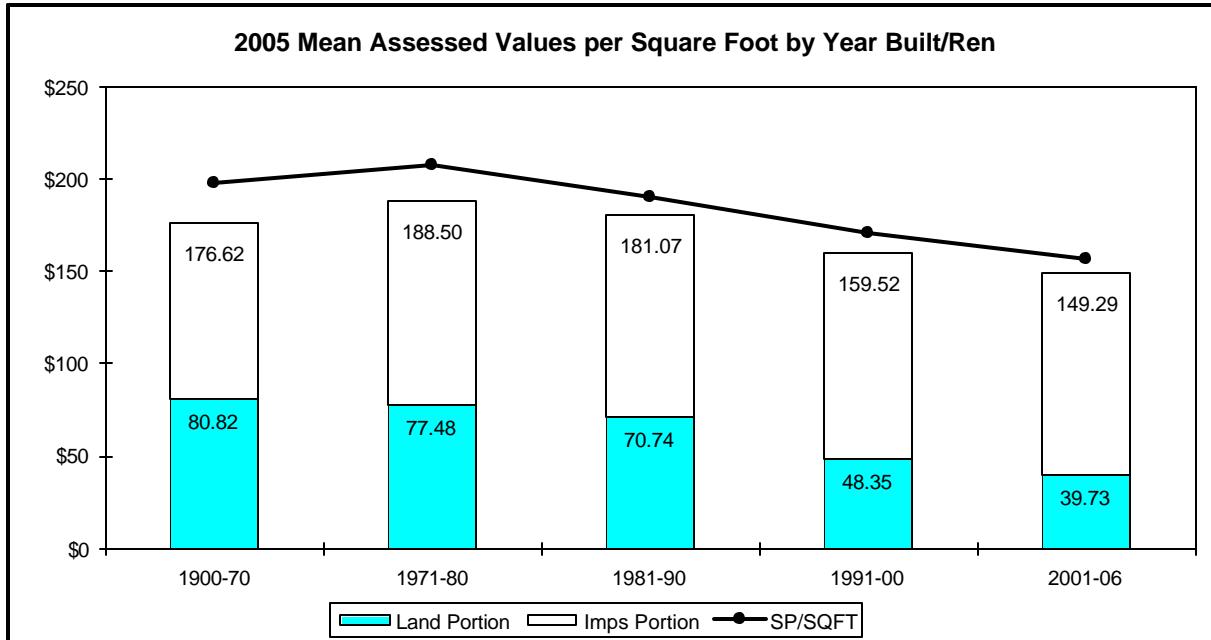
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.08%
4	0	0.00%	4	25	1.02%
5	11	1.43%	5	89	3.62%
6	91	11.82%	6	443	18.02%
7	324	42.08%	7	1030	41.89%
8	276	35.84%	8	649	26.39%
9	68	8.83%	9	216	8.78%
10	0	0.00%	10	4	0.16%
11	0	0.00%	11	1	0.04%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
770			2459		



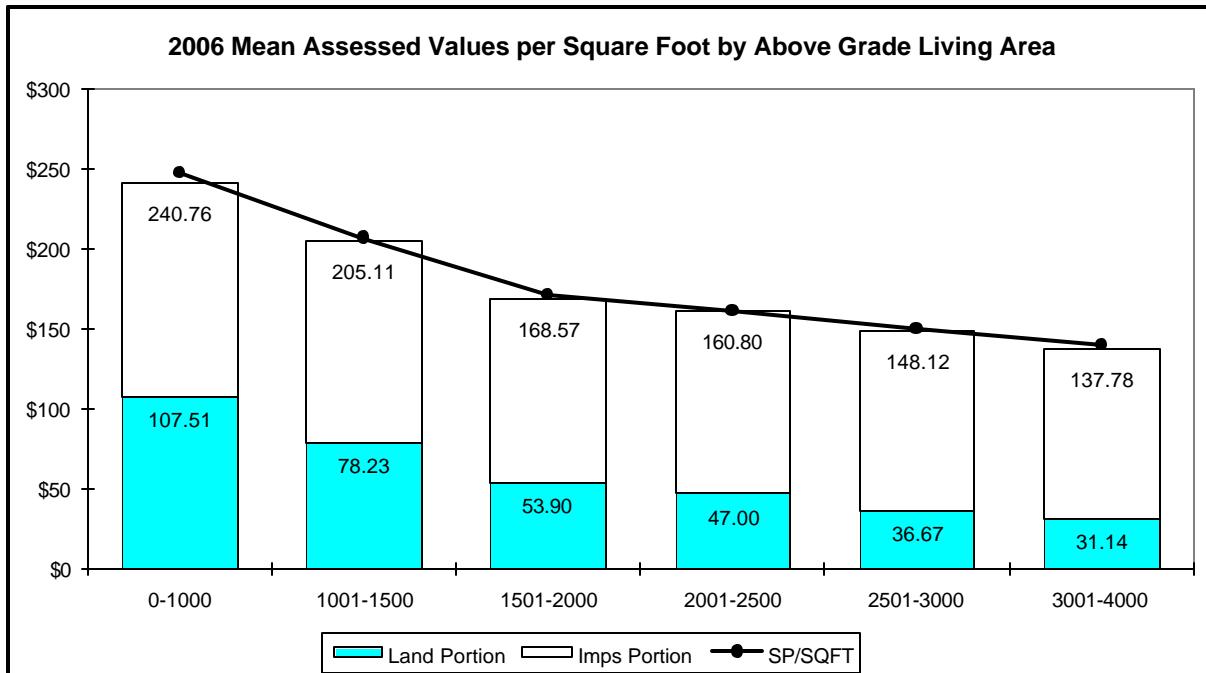
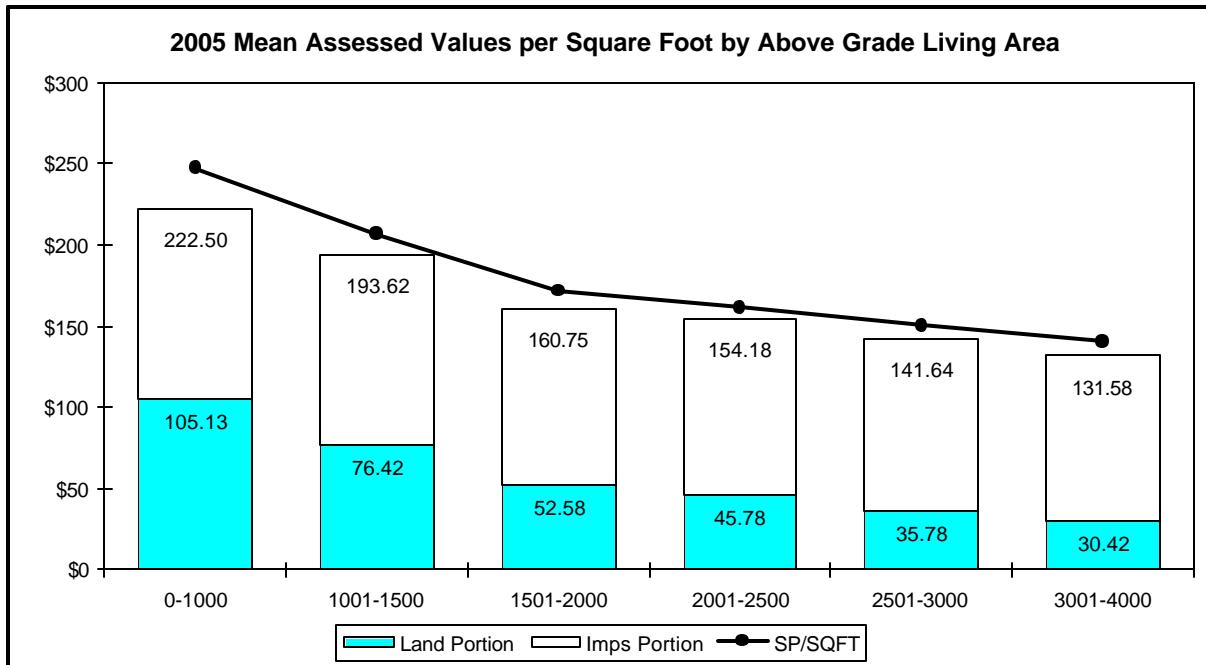
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



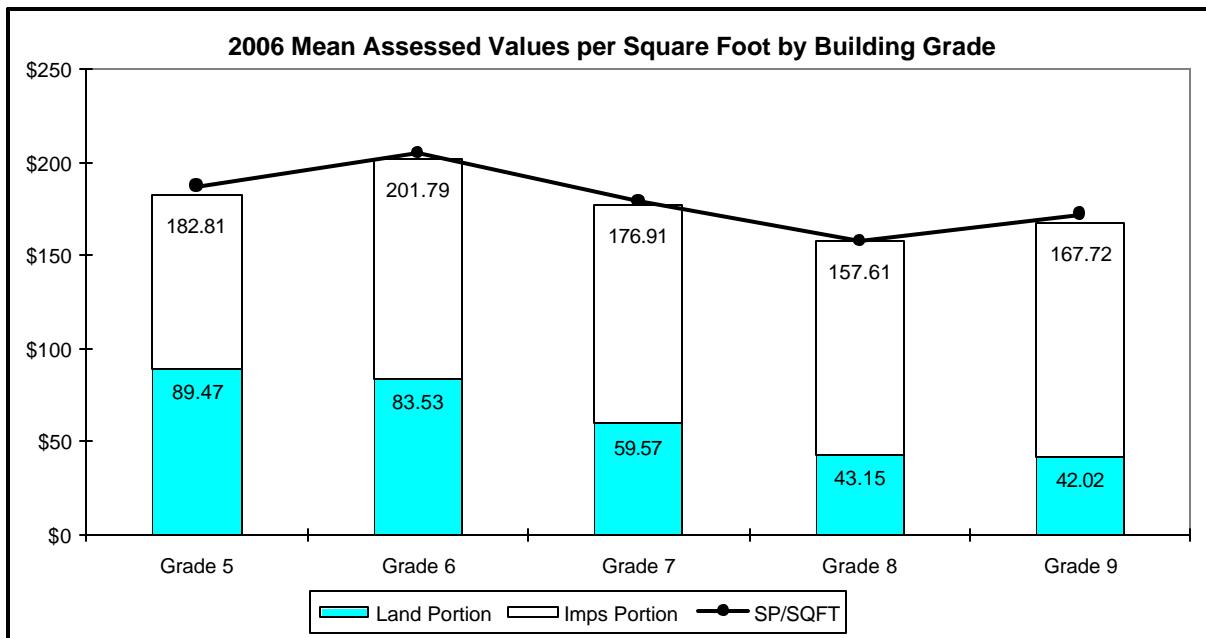
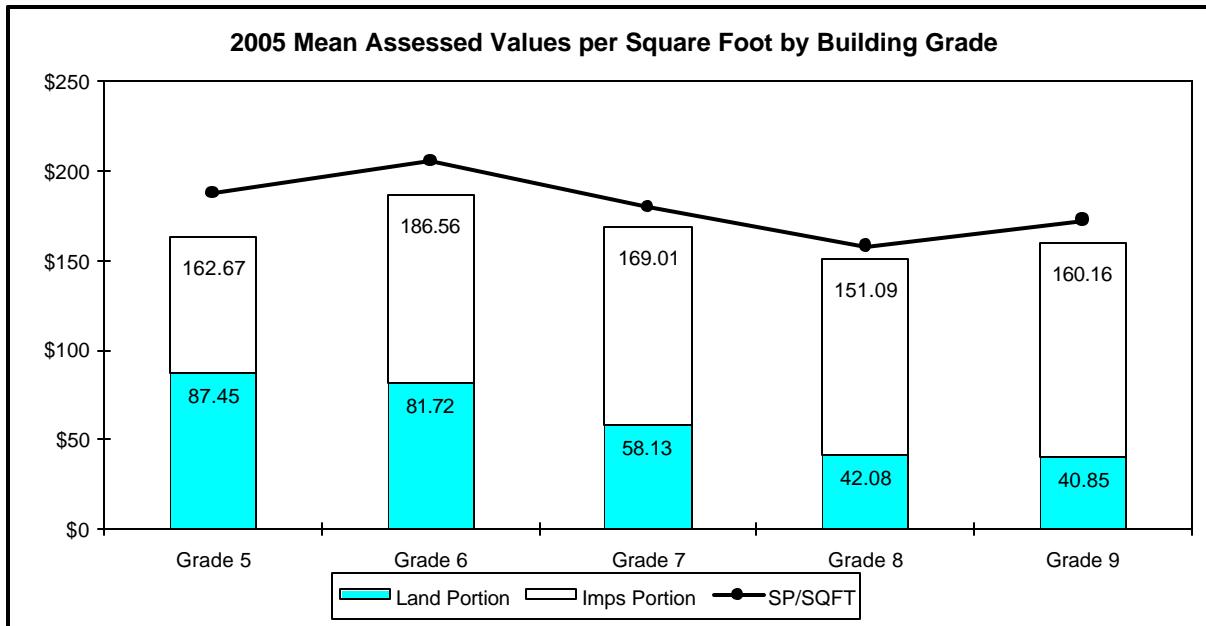
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 8 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.03, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 770 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

## **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in major 151790 had higher ratios (assessed value/sales price) than the population and were adjusted slightly downward. Grade 5 and 6 homes had lower ratios (assessed value/sales price) than the population and received larger upward adjustments.

The derived adjustment formula is:

$$\text{2006 Total Value} = \text{2005 Total Value} / .953831 + .06519926 \text{ (if major is 151790)} - .06598862 \text{ (if grade 5)} - .03133773 \text{ (if grade 6)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } \text{2006 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value \* 1.059)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the new land value plus the previous improvement value is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value).

## **Mobile Home Update**

There were no mobile homes sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2006 Total Value} = \text{2006 Land Value} + \text{Previous Improvement Value} * 1.059, \text{ with results rounded down to the next } \$1,000$$

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 94 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.84%

<b>Major 151790</b>	<b>Yes</b>
% Adjustment	-6.71%
<b>Grade 5</b>	<b>Yes</b>
% Adjustment	7.79%
<b>Grade 6</b>	<b>Yes</b>
% Adjustment	3.56%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home in major 151790 would *approximately* receive a -1.87% downward adjustment (4.84% - 6.71%). 16 homes or .6% of the population would receive this adjustment.

A home of grade 5 would *approximately* receive a +12.63% upward adjustment (4.84% + 7.79%). 88 homes or 3.6% of the population would receive this adjustment.

A home of grade 6 would *approximately* receive a + 8.4% upward adjustment (4.84% + 3.56%). 441 homes or 17.9% of the population would receive this adjustment.

78% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

### Area 94 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
151790	Chapman Phase 2	16	16	100%	NE-13-26-06	2	8	1982*-2004	275 <sup>th</sup> Ave NE & NE 150th

\*15 of the 16 homes are new and the original 1982 home is still there.

## Area 94 Annual Update

### Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	11	0.872	0.980	12.4%	0.900	1.061
6	92	0.913	0.983	7.7%	0.959	1.007
7	324	0.939	0.983	4.7%	0.972	0.994
8	276	0.958	0.999	4.3%	0.988	1.010
9	68	0.928	0.971	4.7%	0.946	0.997
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1970	40	0.901	0.974	8.2%	0.937	1.012
1971-1980	37	0.908	0.968	6.6%	0.925	1.012
1981-1990	174	0.955	1.004	5.2%	0.989	1.020
1991-2000	305	0.934	0.978	4.7%	0.967	0.989
>2000	215	0.956	0.996	4.2%	0.984	1.008
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	738	0.943	0.987	4.8%	0.980	0.995
Good	29	0.942	1.009	7.1%	0.972	1.046
Very Good	4	0.918	0.978	6.6%	0.892	1.065
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	571	0.911	0.981	7.7%	0.974	0.987
1.5	12	0.926	0.997	7.6%	0.948	1.045
2	156	0.964	0.984	2.1%	0.974	0.994
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1001	32	0.897	0.968	7.9%	0.923	1.012
1001-1500	166	0.939	0.993	5.7%	0.977	1.008
1501-2000	204	0.937	0.982	4.8%	0.969	0.995
2001-2500	199	0.956	0.997	4.3%	0.983	1.010
2501-3000	120	0.942	0.985	4.5%	0.967	1.003
3001-4000	50	0.936	0.980	4.7%	0.948	1.012

## Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

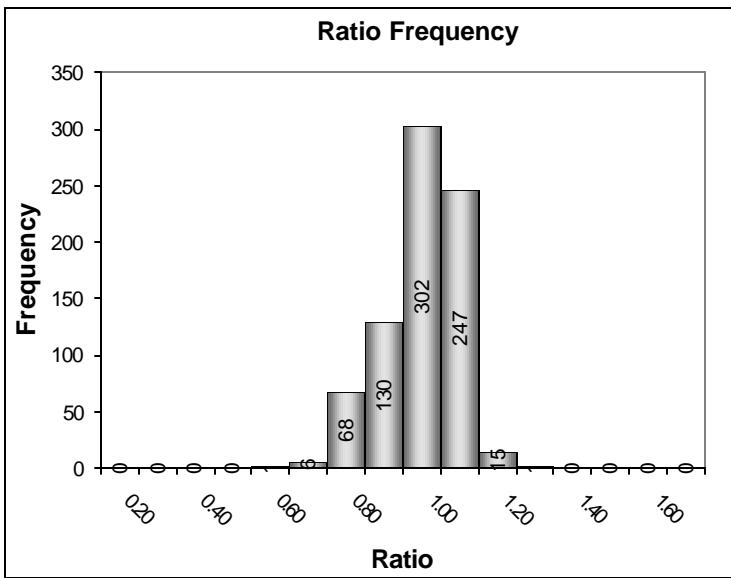
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	706	0.943	0.988	4.8%	0.980	0.995
Y	65	0.943	0.989	4.9%	0.964	1.013
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	765	0.944	0.989	4.8%	0.982	0.996
Y	6	0.815	0.855	5.0%	0.658	1.053
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	648	0.944	0.988	4.7%	0.981	0.996
4	123	0.931	0.985	5.8%	0.965	1.005
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
02000-05000	85	0.938	0.985	5.0%	0.968	1.003
05001-08000	152	0.934	0.983	5.3%	0.966	0.999
08001-12000	224	0.955	0.999	4.6%	0.987	1.011
12001-16000	169	0.943	0.988	4.8%	0.972	1.004
16001-25000	108	0.948	0.993	4.7%	0.975	1.010
>25000	33	0.897	0.943	5.1%	0.887	0.998
Major 151790	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	755	0.941	0.988	5.0%	0.981	0.995
Y	16	1.015	0.996	-1.9%	0.966	1.025

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NE/Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 3/1/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Carnation/Duvall	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	770		
<b>Mean Assessed Value</b>	311,900		
<b>Mean Sales Price</b>	330,900		
<b>Standard Deviation AV</b>	73,449		
<b>Standard Deviation SP</b>	82,281		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.951		
<b>Median Ratio</b>	0.973		
<b>Weighted Mean Ratio</b>	0.943		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.565		
<b>Highest ratio:</b>	1.207		
<b>Coefficient of Dispersion</b>	7.71%		
<b>Standard Deviation</b>	0.096		
<b>Coefficient of Variation</b>	10.12%		
<b>Price Related Differential (PRD)</b>	1.008		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.966		
Upper limit	0.979		
<b>95% Confidence: Mean</b>			
Lower limit	0.944		
Upper limit	0.957		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2459		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.096		
<b>Recommended minimum:</b>	15		
<b>Actual sample size:</b>	770		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	312		
# ratios above mean:	458		
Z:	5.261		
<b>Conclusion:</b>	Non-normal		



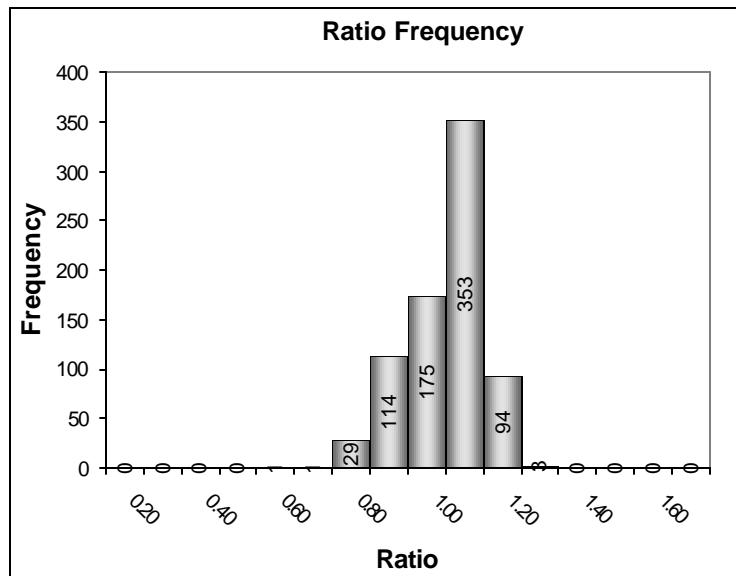
**COMMENTS:**

1 to 3 Unit Residences throughout area 94

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NE/Team 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 3/1/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Carnation/Duvall	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	770		
<b>Mean Assessed Value</b>	327,100		
<b>Mean Sales Price</b>	330,900		
<b>Standard Deviation AV</b>	75,288		
<b>Standard Deviation SP</b>	82,281		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.019		
<b>Weighted Mean Ratio</b>	0.989		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.592		
<b>Highest ratio:</b>	1.265		
<b>Coefficient of Dispersion</b>	7.68%		
<b>Standard Deviation</b>	0.100		
<b>Coefficient of Variation</b>	10.00%		
<b>Price Related Differential (PRD)</b>	1.010		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	1.012		
Upper limit	1.028		
<b>95% Confidence: Mean</b>			
Lower limit	0.991		
Upper limit	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	2459		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.100		
<b>Recommended minimum:</b>	16		
<b>Actual sample size:</b>	770		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	315		
# ratios above mean:	455		
Z:	5.045		
<b>Conclusion:</b>	Non-normal		



### COMMENTS:

1 to 3 Unit Residences throughout area 94

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	213170	0330	7/11/05	\$265,000	920	0	5	1912	3	25246	N	N	26509 NE VALLEY ST
002	213120	0900	11/21/05	\$259,000	1580	0	5	1942	3	10000	N	N	26910 NE STELLA ST
002	213070	1867	2/10/04	\$229,995	820	400	6	1983	3	7500	N	N	26727 NE STELLA ST
002	213220	0260	4/7/04	\$205,000	830	300	6	1985	3	7580	N	N	26819 NE ANDERSON ST
002	213220	0230	11/7/03	\$219,000	840	320	6	1983	3	7560	N	N	26801 NE ANDERSON ST
002	213220	0070	7/18/03	\$199,940	960	0	6	1981	4	7505	N	N	26806 NE BIRD ST
002	213220	0210	9/20/05	\$220,000	990	0	6	1986	3	7560	N	N	26806 NE BEADONHALL ST
002	213070	1741	9/15/05	\$275,000	1000	0	6	1980	3	7503	N	N	26625 NE STELLA ST
002	382120	0040	8/19/03	\$202,500	1000	0	6	1981	3	12540	N	N	14800 KENNEDY PL NE
002	213070	2075	10/21/03	\$215,000	1010	0	6	1977	4	7500	N	N	26737 NE STEWART ST
002	213170	1701	4/17/03	\$203,000	1010	0	6	1977	4	6356	N	N	26731 NE STEPHENS ST
002	213070	2185	5/27/05	\$215,000	1010	0	6	1910	5	4278	N	N	26721 NE VIRGINIA ST
002	213220	0280	6/6/05	\$272,500	1030	240	6	1985	3	7908	N	N	26831 NE ANDERSON ST
002	213170	1086	3/28/05	\$219,950	1040	0	6	1969	3	7500	N	N	26628 NE VALLEY ST
002	213120	1075	1/11/05	\$245,950	1040	0	6	1912	4	5970	N	N	26801 NE STELLA ST
002	382120	0030	6/27/03	\$228,000	1050	780	6	1980	3	11000	N	N	14801 KENNEDY PL NE
002	213220	0040	10/7/04	\$200,000	1060	0	6	1985	3	7505	N	N	26828 NE BIRD ST
002	213070	2180	6/15/05	\$289,950	1080	440	6	1989	3	7687	Y	N	15825 3RD AV NE
002	213170	1485	6/6/05	\$252,000	1090	0	6	1961	3	7500	N	N	26721 NE RICHARDSON ST
002	213220	0150	7/8/05	\$289,950	1090	520	6	1981	3	11238	N	N	16015 4TH AV NE
002	213220	0460	10/16/03	\$229,950	1090	280	6	1981	3	7849	Y	N	26725 NE BEADONHALL ST
002	025555	0080	10/28/04	\$190,000	1090	0	6	1960	5	2611	N	N	26422 NE ANDERSON ST
002	213070	2310	4/4/05	\$247,000	1110	0	6	1986	3	8451	N	N	26735 NE BIRD ST
002	213120	0200	3/9/04	\$250,500	1130	560	6	1978	4	7500	N	N	26926 NE VIRGINIA ST
002	213220	0370	7/8/04	\$205,000	1140	0	6	1985	3	7908	N	N	26726 NE ANDERSON ST
002	213120	1060	4/1/03	\$210,000	1160	0	6	1914	3	10000	N	N	26813 NE STELLA ST
002	213220	0380	12/19/03	\$220,000	1160	0	6	1981	3	7575	N	N	26724 NE ANDERSON ST
002	213220	0430	2/14/05	\$211,000	1200	0	6	1983	3	7504	N	N	26742 NE BEADONHALL ST
002	553560	0490	10/11/04	\$233,000	1210	0	6	1982	4	10016	N	N	27415 NE 148TH WY
002	213220	0300	6/25/04	\$205,000	1220	0	6	1986	3	7645	N	N	26824 NE ANDERSON ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	213070	1795	6/20/05	\$335,000	1220	0	6	1938	4	11200	Y	N	26604 NE STEPHENS ST
002	213070	2005	12/13/05	\$276,000	1300	0	6	1977	3	8800	N	N	26709 NE CHERRY ST
002	213120	0355	2/22/05	\$215,000	1330	0	6	1977	3	6519	N	N	26805 NE VIRGINIA ST
002	213170	1710	5/27/04	\$229,500	1330	0	6	1985	3	7500	N	N	26723 NE STEPHENS ST
002	213220	0160	6/2/03	\$224,950	1340	0	6	1981	3	11596	N	N	26837 NE BEADONHALL ST
002	213070	0875	10/8/03	\$268,000	1350	600	6	1979	3	7600	N	N	15631 2ND AV NE
002	213220	0130	6/10/05	\$220,000	1350	0	6	1981	3	9169	N	N	26825 NE BEADONHALL ST
002	213120	0641	7/14/04	\$269,950	1360	500	6	1981	3	10000	N	N	26834 NE CHERRY ST
002	213120	0385	7/21/03	\$210,000	1380	0	6	1985	3	5000	N	N	26820 NE STEWART ST
002	212970	0525	7/19/04	\$260,000	1400	0	6	1977	3	18002	N	N	27726 NE BIG ROCK RD
002	212970	0160	8/8/03	\$400,000	1450	0	6	1965	4	329223	N	N	14169 BATTEN RD NE
002	213170	1420	8/22/05	\$287,245	1450	0	6	1911	4	10681	N	N	15118 BROADWAY AV NE
002	213220	0410	12/10/03	\$230,000	1470	0	6	1982	3	7504	Y	N	26737 NE ANDERSON ST
002	213120	0764	10/20/03	\$227,000	1480	0	6	1976	3	7500	N	N	26915 NE CHERRY ST
002	213170	0910	9/30/04	\$223,950	1660	0	6	1971	3	10000	N	N	26621 NE RING ST
002	213120	0290	6/8/05	\$304,500	1900	0	6	1978	3	7500	N	N	26915 NE VIRGINIA ST
002	213120	0560	7/15/03	\$250,000	1900	0	6	1965	4	10000	N	N	26825 NE STEWART ST
002	213120	0955	5/12/05	\$347,000	1970	0	6	1968	3	10502	Y	N	26932 NE STELLA ST
002	213070	2240	9/2/03	\$245,000	2240	0	6	1912	3	10500	N	N	26712 NE STEWART ST
002	213070	0995	3/16/05	\$279,000	2680	0	6	1977	3	10247	N	N	26537 NE STEWART ST
002	213020	0060	12/1/04	\$210,000	860	0	7	1987	3	11195	N	N	27519 NE 142ND PL
002	140280	0150	4/1/04	\$225,000	1020	0	7	1985	3	9940	N	N	26825 NE MILLER ST
002	140281	0230	5/12/04	\$235,000	1030	0	7	1986	3	9535	N	N	14715 3RD CT NE
002	140280	0110	11/18/03	\$216,500	1050	0	7	1985	3	9940	N	N	26927 NE MILLER ST
002	140280	0130	10/23/03	\$214,950	1050	0	7	1985	3	9940	N	N	26911 NE MILLER ST
002	140281	0140	7/26/04	\$244,000	1050	0	7	1986	3	10072	N	N	27124 NE MILLER ST
002	151800	0100	3/31/04	\$257,950	1070	740	7	2001	3	3591	N	N	27627 NE 150TH PL
002	151800	0140	7/22/05	\$290,000	1070	740	7	2002	3	3140	N	N	27711 NE 150TH PL
002	151800	0160	12/19/05	\$322,000	1070	740	7	2001	3	3559	N	N	27721 NE 150TH PL
002	151800	0160	4/12/04	\$246,000	1070	740	7	2001	3	3559	N	N	27721 NE 150TH PL
002	213020	0250	7/3/05	\$305,500	1080	0	7	1986	3	12075	N	N	27515 NE 143RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	213020	0250	2/18/03	\$222,000	1080	0	7	1986	3	12075	N	N	27515 NE 143RD ST
002	140281	0100	1/27/05	\$240,000	1090	0	7	1986	3	9940	N	N	27131 NE MILLER ST
002	140281	0170	8/17/05	\$223,000	1090	0	7	1986	3	10094	N	N	27034 NE MILLER ST
002	140281	0180	10/6/04	\$238,000	1090	0	7	1986	3	10101	N	N	27026 NE MILLER ST
002	151800	0110	9/1/05	\$304,150	1090	650	7	2001	3	3192	N	N	27631 NE 150TH PL
002	378240	0350	9/9/05	\$295,500	1090	0	7	1989	3	9656	N	N	26627 NE MILLER ST
002	378240	0350	4/24/03	\$234,500	1090	0	7	1989	3	9656	N	N	26627 NE MILLER ST
002	732620	0160	2/25/04	\$253,500	1090	490	7	2001	3	4711	N	N	15125 279TH PL NE
002	011290	0130	4/28/04	\$255,000	1100	0	7	2000	3	4600	N	N	15108 279TH PL NE
002	011290	0150	6/6/05	\$296,605	1100	0	7	2000	3	4644	N	N	15120 279TH PL NE
002	132606	9198	4/22/04	\$242,500	1120	0	7	1988	3	9654	N	N	14830 DOUGHERTY PL NE
002	140280	0090	4/24/04	\$210,000	1120	0	7	1985	3	9679	N	N	14714 3RD PL NE
002	140280	0080	6/23/03	\$219,000	1130	0	7	1985	3	11637	N	N	14722 3RD PL NE
002	140280	0100	7/11/03	\$217,000	1130	0	7	1985	3	10023	N	N	26912 NE MILLER ST
002	140281	0160	4/20/04	\$229,500	1130	0	7	1986	3	10087	N	N	27106 NE MILLER ST
002	213040	0080	11/10/03	\$246,000	1140	320	7	1987	3	11870	N	N	15218 3RD PL NE
002	213120	0396	10/28/03	\$230,000	1160	240	7	1985	3	8003	N	N	15801 4TH AV NE
002	378240	0030	4/9/03	\$254,450	1170	390	7	1989	3	9757	N	N	26720 NE MILLER ST
002	378240	0240	2/20/04	\$264,950	1170	380	7	1988	3	9654	N	N	26731 NE COMEGYS ST
002	378240	0340	8/8/03	\$280,000	1170	480	7	1989	3	9656	N	N	26621 NE MILLER ST
002	378240	0400	11/2/05	\$355,000	1170	390	7	1989	3	9656	N	N	26733 NE MILLER ST
002	213042	0120	10/18/04	\$289,000	1180	400	7	1988	3	12564	N	N	15011 3RD LN NE
002	213043	0020	9/22/04	\$274,500	1210	380	7	1989	3	9600	N	N	27002 NE DOROTHY ST
002	213040	0150	6/30/04	\$264,950	1210	0	7	1987	4	9635	N	N	15218 3RD AV NE
002	378240	0120	6/8/04	\$305,000	1220	1000	7	1989	3	10424	Y	N	14625 2ND PL NE
002	378240	0140	2/25/05	\$315,250	1220	1000	7	1989	3	12198	N	N	14611 2ND PL NE
002	132606	9195	6/21/04	\$250,500	1230	0	7	1988	3	10142	N	N	14801 DOUGHERTY PL NE
002	213170	0546	8/1/03	\$265,148	1230	900	7	1978	3	7500	N	N	26525 NE RING ST
002	639780	0100	11/7/05	\$308,000	1270	290	7	1977	4	6714	N	N	14914 276TH PL NE
002	639780	0100	7/8/04	\$255,000	1270	290	7	1977	4	6714	N	N	14914 276TH PL NE
002	213301	0100	1/14/03	\$289,000	1280	1270	7	1989	3	16387	N	N	14301 279TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	155990	0120	10/25/05	\$345,000	1300	910	7	1996	3	8306	N	N	16324 3RD AV NE
002	213020	0310	3/4/05	\$258,000	1310	0	7	1987	3	14370	N	N	14340 275TH AV NE
002	213020	0310	7/15/03	\$229,950	1310	0	7	1987	3	14370	N	N	14340 275TH AV NE
002	213070	1985	10/4/04	\$270,950	1320	680	7	1979	3	5000	Y	N	26725 NE CHERRY ST
002	667291	0070	5/19/03	\$239,000	1320	0	7	1986	3	14121	N	N	14105 278TH AV NE
002	213042	0070	1/23/03	\$216,000	1330	0	7	1988	3	9696	N	N	15030 3RD LN NE
002	213020	0240	6/17/03	\$235,000	1350	0	7	1986	3	11830	N	N	14220 275TH AV NE
002	379340	0160	7/21/04	\$319,950	1350	760	7	1998	3	15230	N	N	27534 NE 141ST PL
002	379340	0380	6/26/03	\$289,950	1350	750	7	1998	3	11867	N	N	27521 NE 140TH PL
002	132606	9206	6/13/05	\$378,000	1360	330	7	1994	3	22683	N	N	26606 NE KENNEDY DR
002	213170	1590	7/7/04	\$221,500	1360	0	7	1984	3	10000	N	N	26719 NE RING ST
002	213300	0080	7/25/05	\$310,000	1360	0	7	1988	3	11203	N	N	14324 277TH PL NE
002	379340	0070	9/15/03	\$312,000	1360	1020	7	1998	3	16045	N	N	27525 NE 141ST CT
002	379340	0180	9/27/04	\$292,000	1360	420	7	1998	3	15863	N	N	27535 NE 141ST PL
002	379340	0400	2/19/03	\$290,000	1360	1020	7	1998	3	11143	N	N	27505 NE 140TH PL
002	667293	0070	4/21/03	\$235,000	1360	0	7	1987	3	18044	N	N	27927 NE 140TH PL
002	213020	0030	9/22/05	\$315,000	1370	0	7	1987	3	11200	N	N	27625 NE 142ND PL
002	213020	0100	6/14/04	\$245,000	1370	0	7	1986	3	12358	N	N	14231 275TH AV NE
002	213020	0190	12/2/05	\$284,400	1370	0	7	1987	3	11376	N	N	27710 NE 142ND PL
002	213020	0190	9/27/03	\$225,500	1370	0	7	1987	3	11376	N	N	27710 NE 142ND PL
002	379340	0240	10/29/03	\$314,950	1370	670	7	1999	3	14502	N	N	27503 NE 141ST PL
002	667292	0190	4/13/05	\$285,000	1370	0	7	1988	3	14012	N	N	14130 280TH LN NE
002	025555	0240	3/2/05	\$234,950	1380	0	7	2004	3	2574	N	N	26524 NE ANDERSON ST
002	025555	0250	2/8/05	\$244,550	1380	0	7	2004	3	2574	N	N	26528 NE ANDERSON ST
002	025555	0260	2/3/05	\$237,950	1380	0	7	2004	3	2623	N	N	26532 NE ANDERSON ST
002	213170	1020	12/8/03	\$225,000	1390	0	7	1974	3	8300	N	N	15226 2ND AV NE
002	213043	0040	6/7/03	\$273,000	1400	430	7	1989	3	11237	N	N	27020 NE DOROTHY ST
002	213300	0140	5/15/03	\$235,000	1400	0	7	1988	3	15670	N	N	14310 276TH AV NE
002	213040	0050	8/23/04	\$243,000	1410	0	7	1987	3	9600	N	N	26840 NE RING ST
002	379340	0230	4/16/03	\$276,500	1410	680	7	1998	3	14004	N	N	27507 NE 141ST PL
002	379341	0010	5/11/04	\$314,950	1410	680	7	1999	3	9910	N	N	27607 NE 140TH PL

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**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	379341	0090	3/8/04	\$321,200	1410	680	7	1999	3	12147	N	N	27617 NE 140TH CT
002	379341	0090	5/16/03	\$284,000	1410	680	7	1999	3	12147	N	N	27617 NE 140TH CT
002	213170	0965	7/15/04	\$240,900	1410	0	7	1974	4	8300	N	N	15308 2ND AV NE
002	213001	0030	3/28/03	\$245,000	1430	0	7	1984	3	14107	N	N	14517 273RD PL NE
002	213070	1520	1/29/04	\$254,950	1430	0	7	1984	3	7666	Y	N	26639 NE STEWART ST
002	379340	0060	6/21/05	\$331,950	1430	0	7	1998	3	14007	N	N	27533 NE 141ST CT
002	155990	0110	3/2/05	\$249,900	1440	0	7	1995	3	6443	Y	N	16330 3RD AV NE
002	155990	0230	3/28/04	\$248,000	1440	0	7	1995	3	6589	Y	N	26834 NE 163RD ST
002	213042	0040	12/27/04	\$281,000	1440	0	7	1988	3	9600	N	N	26826 NE DOROTHY ST
002	379340	0340	12/21/04	\$350,000	1440	690	7	1998	3	11696	N	N	27533 NE 140TH CT
002	213042	0030	6/22/04	\$230,000	1450	0	7	1988	3	9601	N	N	26818 NE DOROTHY ST
002	952650	0120	12/1/05	\$380,000	1450	640	7	2001	3	9945	N	N	27303 NE 155TH PL
002	132606	9087	6/15/04	\$316,000	1460	600	7	1962	3	32340	N	N	26631 NE KENNEDY DR
002	132606	9192	11/22/03	\$249,000	1460	0	7	1988	3	9721	N	N	14824 4TH PL NE
002	132606	9196	4/1/05	\$298,000	1460	0	7	1988	3	10194	N	N	14802 DOUGHERTY PL NE
002	378240	0070	11/1/05	\$325,950	1470	0	7	1989	3	9793	N	N	26622 NE MILLER ST
002	379340	0370	9/9/05	\$326,500	1470	0	7	1998	3	11859	N	N	27531 NE 140TH PL
002	155990	0150	11/18/03	\$241,747	1480	0	7	1995	3	6536	Y	N	16310 3RD AV NE
002	213001	0070	5/9/03	\$250,000	1490	0	7	1985	3	14041	N	N	14504 273RD PL NE
002	213300	0250	5/20/03	\$255,000	1490	0	7	1988	3	15231	N	N	14325 276TH AV NE
002	667293	0170	1/16/03	\$241,000	1490	0	7	1988	3	15923	N	N	14024 280TH LN NE
002	011290	0050	4/12/04	\$254,500	1500	0	7	2001	3	5031	N	N	27831 NE 151ST ST
002	011290	0090	5/5/04	\$252,000	1510	0	7	2000	3	4574	N	N	27921 NE 151ST ST
002	011290	0120	7/12/04	\$255,000	1510	0	7	2000	3	4266	N	N	15102 279TH PL NE
002	213190	0150	3/9/04	\$275,000	1510	0	7	1982	3	31891	N	N	27121 NE 144TH PL
002	011290	0170	11/16/04	\$267,000	1520	0	7	2000	3	3577	N	N	15113 279TH PL NE
002	378240	0290	3/10/03	\$247,500	1530	0	7	1988	3	9656	N	N	26704 NE COMEGYS ST
002	667293	0270	9/13/05	\$321,500	1530	0	7	1987	3	14000	N	N	14031 280TH LN NE
002	011290	0100	4/8/03	\$254,900	1550	0	7	2000	3	6862	N	N	27927 NE 151ST ST
002	011290	0230	7/12/05	\$315,000	1550	0	7	2000	3	4483	N	N	15111 279TH LN NE
002	132606	9065	3/15/04	\$325,000	1550	1510	7	2001	3	8300	N	N	15411 3RD PL NE

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**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	213040	0120	4/20/04	\$263,000	1550	0	7	1987	3	10347	N	N	15231 3RD PL NE
002	732620	0030	9/18/03	\$248,000	1550	0	7	2000	3	5401	N	N	15129 279TH LN NE
002	732620	0040	2/25/05	\$270,000	1550	0	7	2000	3	3849	N	N	15127 279TH LN NE
002	732620	0170	10/21/03	\$241,000	1550	0	7	2001	3	4712	N	N	15121 279TH PL NE
002	732620	0210	1/10/05	\$274,000	1550	0	7	2001	3	4507	N	N	15132 279TH PL NE
002	667291	0120	5/13/04	\$264,950	1560	0	7	1986	3	13215	N	N	14120 278TH AV NE
002	025555	0210	6/23/05	\$264,000	1570	0	7	2005	3	2607	N	N	26510 NE ANDERSON ST
002	025555	0230	6/23/05	\$259,950	1570	0	7	2005	3	2577	N	N	26520 NE ANDERSON ST
002	151800	0020	5/25/04	\$254,950	1570	0	7	2000	3	3754	N	N	15105 276TH PL NE
002	151800	0080	1/14/05	\$268,000	1570	0	7	2001	3	3143	N	N	27619 NE 150TH PL
002	155990	0070	8/22/05	\$310,000	1570	0	7	1994	3	7408	N	N	26807 NE 164TH ST
002	213301	0230	10/20/03	\$259,950	1570	0	7	1989	3	11000	N	N	27719 NE 143RD ST
002	346060	0110	4/12/04	\$295,000	1570	0	7	1989	3	13890	N	N	27307 NE 153RD PL
002	346060	0130	8/25/03	\$264,950	1570	0	7	1989	3	13774	N	N	27323 NE 153RD PL
002	379340	0210	8/16/04	\$324,900	1570	0	7	1998	3	14006	N	N	27523 NE 141ST PL
002	151800	0290	12/22/03	\$255,400	1580	0	7	2001	3	4007	N	N	27620 NE 150TH PL
002	379340	0040	7/19/05	\$345,000	1580	0	7	1999	3	13991	N	N	27528 NE 141ST CT
002	379340	0330	7/8/05	\$330,000	1580	0	7	1998	3	11598	N	N	27525 NE 140TH CT
002	379341	0110	3/6/04	\$307,000	1580	0	7	1999	3	11265	Y	N	27633 NE 140TH CT
002	025555	0200	4/21/05	\$268,500	1590	0	7	2005	3	3456	Y	N	26504 NE ANDERSON ST
002	025555	0220	5/16/05	\$259,950	1590	0	7	2005	3	2607	N	N	26514 NE ANDERSON ST
002	132606	9213	7/16/04	\$279,950	1590	0	7	1997	3	8540	N	N	26927 NE KENNEDY DR
002	382035	0110	6/24/03	\$252,000	1590	0	7	1999	3	3251	N	N	14829 1ST AV NE
002	382035	0120	1/5/05	\$274,000	1590	0	7	2000	3	3359	N	N	14821 1ST AV NE
002	952650	0080	6/1/04	\$302,500	1590	0	7	2001	3	8779	N	N	15528 273RD AV NE
002	667292	0120	11/29/04	\$287,500	1600	0	7	1987	3	14084	N	N	27828 NE 141ST PL
002	732620	0250	5/19/04	\$261,350	1600	0	7	2001	3	4193	N	N	15207 279TH PL NE
002	667293	0290	4/23/04	\$269,950	1610	0	7	1987	3	16211	N	N	14015 280TH LN NE
002	155850	0140	5/7/03	\$265,000	1620	0	7	1997	3	7310	Y	N	16218 270TH PL NE
002	213300	0150	7/23/03	\$286,828	1620	0	7	1989	3	13710	N	N	27632 NE 143RD PL
002	213301	0210	12/8/04	\$262,500	1620	0	7	1989	3	14080	N	N	14238 278TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	667293	0090	4/24/03	\$243,500	1620	0	7	1987	3	18069	N	N	28003 NE 140TH PL
002	732620	0060	7/20/04	\$251,000	1620	0	7	2001	3	4649	N	N	15119 279TH LN NE
002	732620	0130	7/20/04	\$237,500	1620	0	7	2001	3	4696	N	N	27925 NE 152ND ST
002	667293	0190	6/28/05	\$278,000	1630	0	7	1988	3	16121	N	N	14102 280TH LN NE
002	132606	9188	9/7/04	\$272,950	1640	0	7	1988	3	10424	N	N	14805 4TH PL NE
002	379340	0220	12/30/04	\$330,000	1640	0	7	1998	3	14004	N	N	27519 NE 141ST PL
002	379340	0320	1/21/03	\$254,950	1640	0	7	1998	3	11508	N	N	27517 NE 140TH CT
002	379340	0390	11/17/04	\$319,000	1640	0	7	1998	3	11871	N	N	27515 NE 140TH PL
002	667292	0020	2/24/04	\$254,950	1650	0	7	1987	3	14013	N	N	27815 NE 141ST ST
002	011290	0020	8/4/05	\$305,000	1660	0	7	2001	3	5128	Y	N	27811 NE 151ST ST
002	378240	0150	7/15/04	\$282,950	1660	0	7	1989	3	10029	Y	N	14601 2ND PL NE
002	025555	0150	12/22/05	\$335,000	1670	0	7	2005	3	3574	Y	N	16110 1ST AV NE
002	213042	0130	8/18/04	\$299,950	1670	0	7	1988	3	10377	N	N	15021 3RD LN NE
002	213042	0130	11/19/03	\$274,950	1670	0	7	1988	3	10377	N	N	15021 3RD LN NE
002	011290	0030	5/8/03	\$235,000	1680	0	7	2001	3	5031	N	N	27817 NE 151ST ST
002	132606	9207	6/14/04	\$285,000	1680	0	7	1994	3	22828	N	N	26614 NE KENNEDY DR
002	213042	0150	4/18/05	\$304,990	1680	0	7	1988	3	10383	N	N	15031 3RD LN NE
002	213120	1145	4/17/03	\$265,000	1700	0	7	1991	3	7500	N	N	26918 NE STEPHENS CT
002	011290	0180	8/5/05	\$315,000	1720	0	7	2000	3	4779	N	N	27918 NE 151ST ST
002	011290	0180	7/15/03	\$239,950	1720	0	7	2000	3	4779	N	N	27918 NE 151ST ST
002	155990	0130	8/24/05	\$365,000	1720	450	7	1997	3	7643	N	N	16320 3RD AV NE
002	732620	0010	6/7/05	\$298,000	1720	0	7	2000	3	4980	N	N	27807 NE 152ND ST
002	213170	0547	8/11/03	\$287,000	1730	610	7	1995	3	9200	N	N	26511 NE RING ST
002	213190	0010	7/22/03	\$335,000	1740	0	7	1989	3	35291	N	N	26804 NE 144TH PL
002	378240	0380	2/24/04	\$272,650	1740	0	7	1988	3	9656	N	N	26719 NE MILLER ST
002	667293	0250	9/27/05	\$345,000	1740	0	7	1987	3	14048	N	N	14107 280TH LN NE
002	213070	1555	7/29/03	\$280,000	1750	0	7	1997	3	11169	N	N	26611 NE STEWART ST
002	155990	0080	8/8/05	\$326,500	1760	0	7	1995	3	7023	N	N	26811 NE 164TH ST
002	155990	0290	4/14/03	\$252,000	1760	0	7	1997	3	6300	N	N	26817 NE 163RD ST
002	155990	0310	12/6/04	\$315,000	1760	0	7	1995	3	7926	N	N	26803 NE 163RD ST
002	667293	0100	7/7/03	\$262,500	1760	0	7	1988	3	18158	N	N	28011 NE 140TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	132606	9187	5/11/04	\$274,000	1770	0	7	1988	3	9612	N	N	14819 4TH PL NE
002	151800	0190	5/9/05	\$293,000	1770	0	7	2001	3	4447	N	N	15024 277TH PL NE
002	213301	0110	4/8/05	\$320,000	1770	0	7	1990	3	13168	N	N	14307 279TH PL NE
002	952650	0030	9/8/05	\$347,900	1770	0	7	2001	3	10348	N	N	27418 NE 155TH PL
002	378240	0020	9/20/04	\$289,950	1780	0	7	1989	3	9748	N	N	26726 NE MILLER ST
002	639780	0060	4/26/05	\$304,000	1780	0	7	2002	3	5226	N	N	14905 276TH PL NE
002	155990	0090	2/18/05	\$298,000	1800	0	7	1995	3	6049	Y	N	26815 NE 164TH ST
002	080830	0580	12/19/05	\$370,000	1810	0	7	1999	3	6930	N	N	28331 NE 138TH PL
002	080830	0590	10/7/05	\$385,000	1810	0	7	1999	3	6930	N	N	28327 NE 138TH PL
002	080830	0600	11/30/05	\$385,450	1810	0	7	1999	3	6930	N	N	28323 NE 138TH PL
002	151800	0300	1/24/05	\$277,000	1810	0	7	2001	3	3800	N	N	27624 NE 150TH PL
002	151800	0300	10/24/03	\$271,600	1810	0	7	2001	3	3800	N	N	27624 NE 150TH PL
002	952650	0110	6/2/05	\$385,000	1810	600	7	2001	3	7806	N	N	15513 273RD AV NE
002	155990	0240	8/15/03	\$270,950	1820	0	7	1997	3	9815	N	N	26838 NE 163RD ST
002	382035	0020	4/1/04	\$265,950	1820	0	7	1999	3	3899	N	N	14828 1ST AV NE
002	382035	0070	2/17/05	\$295,000	1820	0	7	1999	3	3134	N	N	14831 1ST AV NE
002	382035	0040	3/12/05	\$292,000	1825	0	7	2001	3	3938	N	N	14816 1ST AV NE
002	382035	0050	5/7/04	\$272,000	1825	0	7	2001	3	3905	N	N	14810 1ST AV NE
002	382035	0060	9/2/03	\$265,000	1825	0	7	2001	3	3909	N	N	14804 1ST AV NE
002	151800	0180	9/9/05	\$330,000	1830	0	7	2001	3	4652	N	N	15018 277TH PL NE
002	151800	0250	9/26/03	\$269,900	1830	0	7	2001	3	3801	N	N	27637 NE 151ST PL
002	155850	0110	9/1/04	\$260,000	1830	0	7	1998	3	6083	N	N	16210 270TH PL NE
002	213041	0110	2/10/03	\$248,000	1830	0	7	1987	3	10104	N	N	15129 3RD LN NE
002	213301	0260	2/19/03	\$269,950	1830	0	7	1989	3	12793	N	N	27605 NE 143RD ST
002	132606	9221	8/23/04	\$305,000	1840	0	7	2000	3	8045	N	N	15410 3RD PL NE
002	187550	0020	9/16/03	\$299,950	1840	0	7	1994	3	11498	N	N	28204 NE 141ST PL
002	187550	0050	10/27/04	\$334,950	1840	0	7	1995	3	14040	N	N	28226 NE 141ST PL
002	132606	9212	7/27/04	\$297,500	1860	0	7	1997	3	7833	N	N	26929 NE KENNEDY DR
002	346060	0050	3/17/03	\$256,950	1860	0	7	1989	3	14335	N	N	27324 NE 153RD PL
002	346060	0070	6/9/05	\$332,250	1860	0	7	1989	3	13875	N	N	27306 NE 153RD PL
002	346060	0070	6/18/03	\$289,950	1860	0	7	1989	3	13875	N	N	27306 NE 153RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	346060	0150	4/23/04	\$305,000	1860	0	7	1989	3	15356	N	N	27405 NE 153RD PL
002	155990	0280	7/1/04	\$284,950	1870	0	7	1996	3	6517	N	N	26823 NE 163RD ST
002	213300	0120	4/26/04	\$317,500	1870	620	7	1988	3	16405	N	N	14328 276TH AV NE
002	378240	0250	4/26/05	\$315,000	1870	0	7	1988	3	9768	N	N	26732 NE COMEGYS ST
002	155990	0300	3/18/04	\$271,500	1880	0	7	1994	3	6300	N	N	26809 NE 163RD ST
002	379340	0050	9/9/04	\$309,500	1880	0	7	1998	3	13984	N	N	27532 NE 141ST CT
002	639780	0120	3/16/04	\$259,000	1880	0	7	2002	3	9129	N	N	14926 276TH PL NE
002	155990	0210	10/21/05	\$335,000	1890	0	7	1995	3	5595	N	N	26820 NE 163RD ST
002	155990	0210	4/28/05	\$299,950	1890	0	7	1995	3	5595	N	N	26820 NE 163RD ST
002	213300	0100	7/13/05	\$345,500	1890	0	7	1988	3	11206	N	N	14323 277TH PL NE
002	132606	9156	9/23/05	\$320,000	1920	0	7	1984	3	19357	N	N	26627 NE KENNEDY DR
002	213070	0847	10/14/05	\$282,250	1920	0	7	1996	3	3751	N	N	26532 NE STEPHENS ST
002	213302	0020	7/17/03	\$287,500	1920	0	7	1990	3	15260	N	N	27930 NE 144TH ST
002	732620	0100	4/25/05	\$324,950	1920	100	7	2000	3	5874	N	N	27911 NE 152ND ST
002	732620	0220	3/29/05	\$328,900	1920	100	7	2001	3	4510	N	N	15136 279TH PL NE
002	732620	0320	10/17/03	\$320,000	1920	100	7	2001	3	4347	N	N	27820 NE 152ND ST
002	025555	0100	4/21/05	\$286,300	1930	0	7	2004	3	3462	Y	N	16125 1st AVE NE
002	025555	0110	5/18/05	\$279,950	1930	0	7	2004	3	2519	Y	N	16121 1ST AVE NE
002	025555	0120	4/18/05	\$289,230	1930	0	7	2005	3	2520	Y	N	16117 1ST AVE NE
002	025555	0130	4/21/05	\$289,555	1930	0	7	2005	3	2510	Y	N	16113 1ST AVE NE
002	025555	0140	5/31/05	\$292,950	1930	0	7	2005	3	2520	Y	N	1619 1ST AVE NE
002	212970	0113	11/15/04	\$422,000	1930	0	7	1997	3	107160	N	N	28622 NE BIG ROCK RD
002	025555	0270	10/18/04	\$275,000	1970	0	7	2003	3	3655	Y	N	16127 2ND AV NE
002	025555	0280	4/21/04	\$268,000	1970	0	7	2003	3	2947	Y	N	16123 2ND AV NE
002	025555	0290	1/26/05	\$279,950	1970	0	7	2003	3	2962	Y	N	16119 2ND AV NE
002	025555	0300	11/10/04	\$275,000	1970	0	7	2003	3	2976	Y	N	16115 2ND AV NE
002	025555	0310	8/19/03	\$266,500	1970	0	7	2003	3	3163	Y	N	16111 2ND AV NE
002	155850	0280	4/20/05	\$356,000	1970	0	7	1997	3	6946	N	N	27129 NE RUPARD RD
002	011290	0070	8/16/04	\$269,000	1980	0	7	2001	3	5031	N	N	27907 NE 151ST ST
002	732620	0230	2/18/05	\$311,999	1980	0	7	2001	3	4550	N	N	15204 279TH PL NE
002	732620	0290	1/21/05	\$298,000	1980	0	7	2001	3	4621	N	N	27904 NE 152ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	732620	0310	8/19/05	\$335,000	1980	0	7	2001	3	4548	N	N	27904 NE 152ND ST
002	080830	0290	7/20/05	\$355,000	1990	0	7	1999	3	6347	N	N	13801 283RD CT NE
002	213070	0845	7/19/04	\$250,000	1990	0	7	1996	3	3751	N	N	26530 NE STEPHENS ST
002	155850	0290	5/17/04	\$310,000	2000	0	7	1997	3	5577	N	N	27131 NE RUPARD RD
002	213040	0030	3/22/05	\$326,000	2000	0	7	1987	3	13140	N	N	26820 NE RING ST
002	952650	0160	4/25/05	\$304,350	2000	0	7	2001	3	10281	N	N	27405 NE 155TH PL
002	213120	1000	8/11/05	\$329,500	2010	0	7	1981	3	7500	N	N	26913 NE STELLA ST
002	667292	0170	10/31/05	\$369,950	2010	0	7	1987	3	14036	N	N	14140 280TH LN NE
002	379340	0110	12/11/03	\$299,000	2020	0	7	1998	3	14346	N	N	27502 NE 141ST PL
002	379341	0050	6/4/03	\$290,000	2020	0	7	1999	3	13692	N	N	27624 NE 140TH PL
002	379341	0100	3/23/05	\$354,950	2020	0	7	1999	3	13961	N	N	27625 NE 140TH CT
002	379341	0100	12/2/03	\$300,000	2020	0	7	1999	3	13961	N	N	27625 NE 140TH CT
002	379341	0130	4/4/05	\$350,000	2020	0	7	1999	3	11236	N	N	27618 NE 140TH CT
002	213120	0485	4/1/03	\$288,000	2020	0	7	1908	4	7652	N	N	15725 4TH AV NE
002	213190	0110	3/15/04	\$287,500	2040	0	7	1987	3	32376	N	N	27322 NE 144TH PL
002	213301	0090	8/15/05	\$375,000	2050	0	7	1989	3	19654	N	N	14312 279TH PL NE
002	213302	0010	9/21/05	\$375,000	2070	0	7	1990	3	15235	N	N	27918 NE 144TH ST
002	379340	0250	8/18/05	\$359,990	2090	0	7	1998	3	14001	N	N	14032 275TH AV NE
002	379340	0270	12/15/03	\$297,950	2090	0	7	1998	3	17676	N	N	27526 NE 140TH CT
002	379340	0290	5/13/03	\$304,950	2090	0	7	1998	3	14832	N	N	27520 NE 140TH CT
002	103800	0050	8/5/04	\$325,000	2100	0	7	2001	3	16808	Y	N	26428 NE KENNEDY DR
002	080830	0410	10/21/05	\$392,000	2120	0	7	2002	3	4952	N	N	13807 284TH CT NE
002	080830	0490	6/30/03	\$309,990	2120	0	7	2003	3	6497	N	N	13802 284TH CT NE
002	080830	0500	6/16/03	\$310,000	2120	0	7	2002	3	6796	N	N	28433 NE 138TH PL
002	155850	0060	3/31/05	\$339,300	2130	0	7	1997	3	7511	N	N	16225 270TH PL NE
002	155850	0170	8/26/05	\$380,700	2130	0	7	1997	3	6521	Y	N	16224 270TH PL NE
002	213300	0070	6/1/04	\$323,000	2150	0	7	1988	3	13088	N	N	14328 277TH PL NE
002	213301	0310	10/14/03	\$295,000	2150	385	7	1989	3	13557	N	N	27706 NE 143RD ST
002	155850	0120	7/25/03	\$268,000	2170	0	7	1998	3	6139	N	N	16212 270TH PL NE
002	080830	0110	3/12/03	\$299,950	2200	0	7	1999	3	13225	N	N	13832 283RD AV NE
002	080830	0740	12/7/04	\$310,000	2200	0	7	2000	3	9015	N	N	14003 285TH CIR NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	667293	0180	4/22/04	\$280,000	2200	0	7	1988	3	15855	N	N	14032 280TH LN NE
002	213120	0110	3/24/04	\$317,000	2210	0	7	1999	3	9018	N	N	26803 NE BIRD ST
002	213302	0150	3/17/03	\$329,950	2210	0	7	1990	3	14154	N	N	14301 283RD PL NE
002	080830	0460	3/4/03	\$332,990	2230	0	7	2002	3	5743	N	N	13808 284TH CT NE
002	213190	0050	5/19/03	\$345,000	2240	0	7	1986	3	29920	N	N	27010 NE 144TH PL
002	213190	0090	12/9/05	\$435,000	2240	0	7	1987	3	29920	N	N	27216 NE 144TH PL
002	155850	0090	5/13/03	\$287,000	2280	0	7	1997	3	6299	Y	N	16209 270TH PL NE
002	212970	0100	4/30/04	\$402,500	2290	0	7	1996	3	188614	N	N	29004 NE BIG ROCK RD
002	952650	0050	11/7/05	\$419,000	2290	0	7	2001	3	11511	N	N	27404 NE 155TH PL
002	080830	0370	4/22/04	\$319,000	2305	0	7	2001	3	6466	N	N	13802 283RD CT NE
002	132606	9176	11/28/05	\$410,000	2320	0	7	1988	3	26893	N	N	14901 275TH AV NE
002	155850	0160	10/20/03	\$362,800	2340	1100	7	1998	3	6303	Y	N	16314 270TH PL NE
002	667292	0060	3/23/04	\$275,000	2370	0	7	1987	3	12024	N	N	14033 279TH LN NE
002	213302	0130	6/28/04	\$347,500	2410	0	7	1990	3	18921	N	N	28305 NE 144TH ST
002	132606	9068	4/11/05	\$403,450	2420	0	7	2004	3	5760	N	N	26833 NE STEPHENS CT
002	155850	0240	3/28/05	\$362,500	2450	0	7	1997	3	6858	N	N	27109 NE RUPARD RD
002	080830	0080	9/14/04	\$349,950	2490	0	7	1999	3	9137	N	N	13833 283RD AV NE
002	080830	0260	4/23/04	\$332,500	2495	0	7	2001	3	9825	N	N	23808 NE 138TH PL
002	080830	0340	8/16/04	\$397,000	2495	0	7	2001	3	19072	N	N	13812 283RD CT NE
002	080830	0560	7/1/05	\$412,000	2495	0	7	2001	3	6300	N	N	28405 NE 138TH PL
002	080830	0440	5/12/03	\$333,000	2516	0	7	1999	3	13282	N	N	13812 284TH CT NE
002	080830	0280	6/29/05	\$415,755	2520	0	7	2000	3	7951	N	N	28320 NE 138TH PL
002	080830	0400	4/25/05	\$371,000	2520	0	7	2002	3	5357	N	N	13805 284TH CT NE
002	080830	0420	7/6/05	\$440,000	2520	0	7	2000	3	12309	N	N	13809 284TH CT NE
002	080830	0430	7/21/04	\$347,950	2520	0	7	1999	3	16435	N	N	13811 284TH CT NE
002	103800	0070	8/8/05	\$414,190	2560	880	7	2001	3	7318	Y	N	26420 NE KENNEDY DR
002	213040	0100	2/25/03	\$294,500	2560	0	7	1987	3	12608	N	N	15211 3RD PL NE
002	132606	9226	6/30/05	\$400,000	2580	0	7	2004	3	8968	N	N	26827 NE STEPHENS CT
002	132606	9227	4/25/05	\$392,000	2580	0	7	2004	3	7402	N	N	26821 NE STEPHENS CT
002	080830	0150	6/10/04	\$359,900	2670	0	7	2000	3	9524	N	N	28231 NE RONEY RD
002	080830	0230	12/1/05	\$415,000	2670	0	7	1999	3	9742	N	N	13827 282ND CT NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	080830	0730	8/16/05	\$409,950	2670	0	7	2000	3	6015	N	N	14004 284TH CIR NE
002	080830	0730	4/9/03	\$312,000	2670	0	7	2000	3	6015	N	N	14004 284TH CIR NE
002	732580	0190	7/28/03	\$398,999	2700	0	7	1973	3	165528	Y	N	14320 268TH AV NE
002	080830	0050	3/31/03	\$318,000	2820	0	7	2000	3	7758	N	N	13838 282ND CT NE
002	080830	0770	11/7/05	\$437,500	3060	0	7	2000	3	7018	N	N	14019 285TH CIR NE
002	080830	0020	1/28/05	\$408,000	3410	0	7	2000	3	10808	N	N	13837 282ND CT NE
002	080830	0690	4/11/05	\$400,000	3430	0	7	2000	3	6822	N	N	14024 284TH CIR NE
002	803535	0130	6/24/05	\$437,450	1770	1150	8	2003	3	10029	Y	N	16001 271ST PL NE
002	803535	0130	1/20/03	\$357,300	1770	1150	8	2003	3	10029	Y	N	16001 271ST PL NE
002	803535	0190	3/3/04	\$359,900	1770	1150	8	2003	3	15210	Y	N	16024 271ST PL NE
002	803535	0230	9/15/03	\$355,800	1770	1150	8	2003	3	14224	Y	N	16128 271ST PL NE
002	803535	0250	3/22/04	\$367,900	1770	1150	8	2003	3	9032	Y	N	16131 271ST PL NE
002	729799	0010	9/15/04	\$312,000	1780	0	8	1999	3	4064	N	N	27815 NE 149TH CT
002	155850	0230	7/8/03	\$339,000	1790	700	8	2000	3	6146	N	N	16406 270TH PL NE
002	729799	0150	11/11/04	\$325,000	1790	0	8	1999	3	5635	N	N	27920 NE 149TH CT
002	729799	0030	6/7/04	\$306,950	1810	0	8	1999	3	4403	N	N	14821 279TH LN NE
002	729799	0080	10/17/05	\$358,900	1810	0	8	1999	3	5004	N	N	27921 NE 149TH CT
002	729799	0190	6/28/05	\$332,000	1810	0	8	1999	3	4400	N	N	27904 NE 149TH CT
002	729799	0260	3/24/04	\$302,500	1810	0	8	1999	3	5592	N	N	14807 279TH LN NE
002	729799	0140	5/19/03	\$300,000	1820	0	8	1999	3	4213	N	N	27924 NE 149TH CT
002	729799	0200	9/2/05	\$338,000	1820	0	8	1999	3	3790	N	N	27834 NE 149TH CT
002	329690	0110	11/14/05	\$403,000	1860	0	8	1994	3	14086	N	N	27521 NE 145TH LN
002	425400	0260	4/28/04	\$335,000	1860	0	8	1997	3	11793	N	N	28522 NE 151ST ST
002	147280	0310	12/7/05	\$442,000	1890	0	8	1992	3	14021	N	N	28120 NE 147TH PL
002	729799	0090	7/17/03	\$290,500	1890	0	8	1999	3	4537	N	N	27929 NE 149TH CT
002	729799	0250	4/21/05	\$322,000	1890	0	8	1999	3	5114	N	N	27816 NE 148TH PL
002	147280	0060	6/17/04	\$337,900	1920	0	8	1993	3	14086	N	N	28239 NE 146TH ST
002	729799	0210	7/15/04	\$290,000	1920	0	8	1999	3	3577	N	N	27828 NE 149TH CT
002	729799	0050	11/4/05	\$359,950	1930	0	8	1999	3	4284	N	N	14806 279TH LN NE
002	729799	0160	2/4/05	\$335,000	1930	0	8	1999	3	6280	N	N	27916 NE 149TH CT
002	729799	0020	8/22/03	\$305,900	1950	0	8	1999	3	4962	N	N	27823 NE 149TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	729799	0110	7/23/03	\$300,000	1950	0	8	1999	3	4915	N	N	27936 NE 149TH CT
002	729799	0040	5/9/03	\$291,000	1980	0	8	1999	3	4506	N	N	14817 279TH LN NE
002	421350	0080	5/28/03	\$314,000	2010	0	8	2000	3	11642	N	N	14202 283RD PL NE
002	856745	0160	10/7/05	\$519,950	2020	800	8	2003	3	10114	N	N	15229 279TH PL NE
002	421350	0190	9/20/04	\$316,000	2040	0	8	1990	3	11313	N	N	13911 282ND CT NE
002	425400	0110	7/8/05	\$360,000	2040	0	8	1998	3	16650	N	N	15127 285TH AV NE
002	425400	0110	12/10/03	\$329,500	2040	0	8	1998	3	16650	N	N	15127 285TH AV NE
002	425400	0250	10/3/05	\$395,000	2040	0	8	1998	3	14821	N	N	28514 NE 151ST ST
002	425400	0250	3/4/03	\$319,950	2040	0	8	1998	3	14821	N	N	28514 NE 151ST ST
002	425400	0430	9/14/05	\$432,990	2040	0	8	1998	3	28448	N	N	28611 NE 151ST PL
002	425400	0430	12/4/04	\$367,000	2040	0	8	1998	3	28448	N	N	28611 NE 151ST PL
002	425400	0490	6/8/05	\$382,300	2040	0	8	1997	3	13660	N	N	28610 NE 151ST ST
002	425400	0570	7/1/05	\$398,000	2040	0	8	1997	3	14040	N	N	15308 287TH AV NE
002	425400	0630	4/13/04	\$328,000	2040	0	8	1997	3	17469	N	N	15323 287TH AV NE
002	147280	0190	6/18/04	\$364,000	2060	0	8	1991	3	19799	N	N	28121 NE 145TH CT
002	138350	0010	8/22/05	\$394,950	2080	0	8	1996	3	14128	N	N	14006 278TH PL NE
002	729799	0170	11/10/04	\$326,950	2080	0	8	2000	3	4274	N	N	27912 NE 149TH CT
002	182607	9017	6/23/05	\$835,000	2100	0	8	1988	3	195584	N	N	15216 278TH AV NE
002	213190	0205	5/18/04	\$369,950	2100	0	8	2001	3	16189	N	N	26909 NE 144TH ST
002	182607	9018	9/16/03	\$350,000	2130	0	8	1990	3	96267	N	N	27717 NE 150TH ST
002	144355	0110	4/27/05	\$375,500	2140	0	8	1999	3	12110	N	N	27709 NE 145TH PL
002	425400	0390	4/7/04	\$359,800	2140	0	8	1998	3	14999	N	N	15008 286TH AV NE
002	425400	0440	7/9/03	\$311,000	2140	0	8	1998	3	18134	N	N	28631 NE 151 <sup>ST</sup> PL
002	147280	0490	12/13/04	\$370,000	2150	0	8	1990	3	14040	N	N	28308 NE 146TH ST
002	421350	0160	8/18/04	\$322,000	2150	0	8	1990	3	14286	N	N	28205 NE 140TH PL
002	553560	0350	1/14/04	\$324,218	2150	0	8	2003	3	8762	N	N	27231 NE 146TH PL
002	147280	0520	9/8/03	\$322,000	2160	0	8	1993	3	15739	N	N	28332 NE 146TH ST
002	147280	0080	7/29/04	\$355,000	2170	0	8	1990	3	14903	N	N	28227 NE 146TH ST
002	329690	0050	9/16/03	\$312,400	2170	0	8	1993	3	14250	N	N	14703 275TH PL NE
002	329690	0160	9/8/03	\$330,000	2170	0	8	1992	3	14024	N	N	27518 NE 147TH LN
002	147280	0070	5/14/03	\$325,000	2190	0	8	1990	3	14411	N	N	28231 NE 146TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	147280	0100	3/22/04	\$347,000	2190	0	8	1990	3	14000	N	N	28215 NE 146TH ST
002	147280	0130	6/4/03	\$327,000	2190	0	8	1990	3	11818	N	N	28121 NE 147TH PL
002	553560	0480	8/5/03	\$318,735	2190	0	8	2003	3	7834	N	N	14722 274TH WY NE
002	151790	0130	6/15/04	\$349,341	2200	0	8	2004	3	10156	N	N	15121 275TH CT NE
002	155850	0050	5/2/05	\$424,950	2200	1180	8	1999	3	7074	N	N	16301 270TH PL NE
002	147280	0260	5/14/03	\$325,000	2210	0	8	1990	3	14425	N	N	14619 281ST AV NE
002	151790	0010	7/6/04	\$335,092	2220	0	8	2004	3	8451	N	N	27509 NE 150TH PL
002	151790	0150	6/18/04	\$329,473	2220	0	8	2004	3	10134	N	N	15115 275TH CT NE
002	138350	0050	3/18/03	\$316,000	2230	0	8	1995	3	14001	N	N	14036 278TH PL NE
002	147280	0030	7/19/05	\$412,000	2230	0	8	1992	3	14040	N	N	28321 NE 146TH ST
002	147280	0030	11/13/03	\$358,500	2230	0	8	1992	3	14040	N	N	28321 NE 146TH ST
002	147280	0470	6/10/03	\$334,000	2230	0	8	1992	3	14480	N	N	28232 NE 146TH ST
002	329690	0020	2/3/04	\$305,000	2240	0	8	1993	3	14250	N	N	14831 275TH PL NE
002	077680	0070	8/4/03	\$359,950	2250	0	8	1997	3	16483	N	N	14033 277TH PL NE
002	144355	0140	8/19/04	\$367,000	2250	0	8	1999	3	12558	N	N	27731 NE 145TH PL
002	147280	0110	6/9/03	\$325,990	2260	0	8	1990	3	14000	N	N	28209 NE 147TH PL
002	329690	0090	4/7/03	\$310,000	2260	0	8	1994	3	12872	N	N	27505 NE 145TH LN
002	329690	0030	11/1/04	\$372,000	2270	0	8	1992	3	14250	N	N	14805 275TH PL NE
002	329690	0230	6/21/04	\$342,000	2280	0	8	1991	3	14126	N	N	27530 NE 148TH LN
002	138350	0020	8/7/03	\$359,400	2290	0	8	1996	3	11205	N	N	14012 278TH PL NE
002	212970	0186	9/15/03	\$345,950	2290	0	8	2004	3	14760	N	N	14233 283RD PL NE
002	151790	0030	7/12/04	\$329,438	2300	0	8	2004	3	8092	N	N	27523 NE 150TH PL
002	212970	0187	2/11/04	\$347,950	2300	0	8	2004	3	15105	N	N	14220 283RD PL NE
002	212970	0188	1/16/04	\$345,000	2300	0	8	2004	3	12573	N	N	28324 NE 140TH PL
002	421350	0120	4/27/05	\$356,500	2300	0	8	1994	3	14000	N	N	28225 NE 140TH PL
002	803535	0090	6/21/05	\$426,000	2300	0	8	2003	3	9521	Y	N	16023 271ST PL NE
002	803535	0090	6/6/03	\$342,015	2300	0	8	2003	3	9521	Y	N	16023 271ST PL NE
002	803535	0170	2/7/03	\$334,400	2300	0	8	2003	3	10472	Y	N	16012 271ST PL NE
002	803535	0290	9/16/03	\$326,300	2300	0	8	2003	3	9232	N	N	16103 270TH PL NE
002	553560	0290	1/26/04	\$330,000	2310	0	8	2003	3	8490	N	N	14723 274TH WY NE
002	553560	0360	1/29/04	\$333,000	2310	0	8	2003	3	7707	N	N	27305 NE 146TH PL

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**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	553560	0410	11/10/03	\$340,190	2310	0	8	2003	3	8144	N	N	27407 NE 147TH CT
002	553560	0430	11/5/03	\$343,340	2310	0	8	2003	3	8613	N	N	27425 NE 147TH CT
002	803535	0260	3/25/04	\$384,314	2310	770	8	2003	3	7759	Y	N	16125 271ST PL NE
002	803535	0270	4/16/04	\$382,500	2310	770	8	2003	3	6996	Y	N	16115 270TH PL NE
002	803535	0300	12/23/03	\$377,500	2310	770	8	2003	3	9230	N	N	16033 270TH PL NE
002	803535	0310	10/2/05	\$437,500	2310	770	8	2003	3	7853	N	N	16021 270TH PL NE
002	803535	0310	8/8/03	\$369,500	2310	770	8	2003	3	7853	N	N	16021 270TH PL NE
002	077680	0020	5/21/03	\$350,000	2320	0	8	1998	3	14002	Y	N	14018 277TH PL NE
002	147280	0410	6/25/03	\$349,000	2330	0	8	1990	3	11538	N	N	28319 NE 147TH CT
002	151790	0080	8/4/04	\$349,213	2330	0	8	2004	3	10472	N	N	15106 275TH CT NE
002	329690	0080	6/22/04	\$355,000	2330	0	8	1993	3	14267	N	N	14509 275TH PL NE
002	421350	0070	9/21/04	\$359,000	2330	0	8	1999	3	12433	N	N	14205 283RD PL NE
002	553560	0450	9/23/03	\$339,235	2330	0	8	2003	3	9100	N	N	27416 NE 147TH CT
002	553560	0340	12/4/03	\$330,195	2340	0	8	2003	3	11433	N	N	27223 NE 146TH PL
002	077680	0060	3/29/05	\$405,000	2350	0	8	1997	3	16611	N	N	27710 NE 141ST ST
002	144355	0010	7/12/04	\$350,000	2360	0	8	1999	3	12149	N	N	27732 NE 145TH PL
002	147280	0210	3/16/04	\$342,500	2370	0	8	1991	3	14001	N	N	28107 NE 145TH CT
002	553560	0380	10/22/03	\$340,015	2380	0	8	2003	3	8334	N	N	27321 NE 146TH PL
002	553560	0420	11/17/03	\$351,620	2380	0	8	2003	3	7290	N	N	27417 NE 147TH CT
002	553560	0460	9/18/03	\$339,008	2380	0	8	2003	3	8813	N	N	27408 NE 147TH CT
002	803535	0020	4/6/05	\$409,000	2380	0	8	2004	3	9923	Y	N	16010 270TH PL NE
002	856745	0170	2/2/04	\$379,950	2380	0	8	2003	3	7983	N	N	27831 NE 153RD PL
002	421350	0180	4/16/03	\$309,000	2390	0	8	1993	3	14018	N	N	13919 282ND CT NE
002	553560	0510	6/12/03	\$351,145	2400	0	8	2003	3	6870	N	N	27322 NE 148TH WY
002	553560	0530	6/22/03	\$349,620	2400	0	8	2003	3	6795	N	N	14902 273RD PL SE
002	553560	0580	6/24/03	\$377,000	2400	0	8	2001	3	7233	N	N	27420 NE 150TH ST
002	147280	0140	3/7/05	\$380,450	2420	0	8	1990	3	11951	N	N	14616 281ST AV SE
002	856745	0260	6/30/04	\$362,500	2420	0	8	2003	3	6152	N	N	27805 NE 154TH ST
002	147280	0300	11/4/03	\$348,450	2430	0	8	1991	3	14040	N	N	28112 NE 147TH PL
002	151790	0120	3/19/04	\$329,000	2440	1000	8	1982	3	16010	N	N	15129 275TH CT NE
002	329690	0260	6/11/04	\$387,000	2450	0	8	1991	3	14036	N	N	27523 NE 147TH LN

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**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	151790	0060	10/20/04	\$386,442	2460	0	8	2004	3	9568	N	N	27524 NE 150TH PL
002	151790	0140	7/12/04	\$347,076	2460	0	8	2004	3	8831	N	N	15119 275TH CT NE
002	151790	0160	10/1/04	\$365,246	2460	0	8	2004	3	10296	N	N	15031 275TH CT NE
002	151790	0110	6/11/04	\$350,486	2470	0	8	2004	3	10183	N	N	15120 275TH CT NE
002	421350	0110	6/16/05	\$449,000	2470	0	8	1993	3	14030	N	N	13929 283RD AV NE
002	151790	0020	6/1/04	\$344,387	2480	0	8	2004	3	8056	N	N	27515 NE 150TH PL
002	151790	0040	9/3/04	\$363,500	2480	0	8	2004	3	8172	N	N	27530 NE 150TH PL
002	151790	0070	5/17/04	\$349,950	2490	0	8	2004	3	10927	N	N	27516 NE 150TH PL
002	132606	9163	7/8/03	\$394,900	2500	0	8	1991	3	13426	Y	N	14810 265TH CT NE
002	856746	0080	3/4/03	\$355,950	2505	0	8	2002	3	7753	N	N	15432 277TH PL NE
002	553560	0400	10/21/03	\$359,120	2520	0	8	2003	3	7942	N	N	27333 NE 146TH PL
002	077680	0010	8/12/03	\$368,000	2530	0	8	1998	3	14315	Y	N	14010 277TH PL NE
002	425400	0040	1/29/03	\$320,000	2530	0	8	1998	3	12888	N	N	28511 NE 151ST ST
002	425400	0230	5/12/04	\$382,950	2530	0	8	1997	3	16200	N	N	15112 285TH AV NE
002	425400	0290	2/4/05	\$406,600	2530	0	8	1998	3	16200	N	N	15131 286TH AV NE
002	425400	0340	11/6/03	\$380,000	2530	0	8	1998	3	17314	N	N	15216 286TH AV NE
002	425400	0660	3/29/05	\$403,000	2530	0	8	1997	3	17779	N	N	28614 NE 153RD ST
002	425400	0680	8/11/05	\$425,500	2530	0	8	1998	3	14055	N	N	15303 286TH AV NE
002	147280	0050	5/19/04	\$352,000	2550	0	8	1992	3	14040	N	N	28303 NE 146TH ST
002	212970	0185	10/21/03	\$355,000	2560	0	8	2003	3	13002	N	N	14221 283RD PL NE
002	421350	0100	4/15/03	\$325,000	2590	0	8	1997	3	13956	N	N	28307 NE 140TH PL
002	147280	0460	8/18/04	\$408,500	2620	610	8	1992	3	11908	N	N	28224 NE 146TH ST
002	856745	0180	2/18/04	\$399,950	2630	0	8	2003	3	9216	N	N	27819 NE 153RD PL
002	151790	0050	11/12/04	\$379,569	2640	0	8	2004	3	9252	N	N	27530 NE 150TH PL
002	856746	0040	12/1/04	\$409,000	2640	0	8	2003	3	8307	N	N	15322 277TH PL NE
002	856746	0040	3/4/03	\$365,000	2640	0	8	2003	3	8307	N	N	15322 277TH PL NE
002	856746	0110	4/4/03	\$413,650	2640	0	8	2002	3	11879	N	N	15435 277TH PL NE
002	553560	0330	8/20/03	\$406,904	2650	0	8	2003	3	9982	N	N	27312 NE 146TH PL
002	856746	0020	5/19/03	\$375,000	2660	0	8	2003	3	10446	N	N	15231 277TH PL NE
002	151790	0100	11/11/04	\$413,808	2680	0	8	2004	3	10590	N	N	15116 275TH CT NE
002	856746	0030	11/5/03	\$371,950	2680	0	8	2003	3	8307	N	N	15310 277TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	856746	0050	6/5/03	\$379,000	2680	0	8	2003	3	8307	N	N	15404 277TH PL NE
002	856745	0250	9/19/05	\$470,000	2700	0	8	2001	3	7380	N	N	27811 NE 154TH ST
002	132606	9225	6/1/04	\$407,000	2710	0	8	2004	3	7924	N	N	27405 NE 150TH ST
002	856746	0010	8/15/03	\$389,950	2730	0	8	2003	3	10599	N	N	15311 277TH PL NE
002	856746	0100	4/21/03	\$389,500	2730	0	8	2003	3	8557	N	N	27722 NE 154TH PL
002	425400	0500	5/14/03	\$358,500	2740	0	8	1997	3	18103	N	N	15225 287TH AV NE
002	151790	0090	7/30/04	\$390,944	2750	0	8	2004	3	9664	N	N	15112 275TH CT NE
002	803535	0060	4/1/04	\$380,100	2770	0	8	2003	3	7540	N	N	16102 270TH PL NE
002	803535	0100	7/26/04	\$425,000	2770	1060	8	2003	3	10831	Y	N	16015 271ST PL NE
002	803535	0140	9/23/05	\$460,000	2770	0	8	2003	3	10947	Y	N	16000 271ST PL NE
002	803535	0140	7/19/04	\$382,600	2770	0	8	2003	3	10947	Y	N	16000 271ST PL NE
002	803535	0280	4/23/04	\$426,290	2770	1060	8	2003	3	9908	N	N	16109 270TH PL NE
002	856745	0230	7/26/04	\$408,000	2810	0	8	2001	3	9020	N	N	27829 NE 154TH ST
002	553560	0010	6/11/03	\$389,950	2820	0	8	2003	3	8154	N	N	15117 272ND PL NE
002	553560	0060	4/16/03	\$388,555	2820	0	8	2003	3	7700	N	N	15001 272ND PL NE
002	553560	0090	12/18/03	\$395,240	2820	0	8	2003	3	7700	N	N	14911 272ND PL NE
002	553560	0120	7/9/03	\$379,950	2820	0	8	2003	3	8943	N	N	14811 272ND PL NE
002	553560	0140	2/3/04	\$400,000	2820	0	8	2001	3	10459	N	N	14826 272ND PL NE
002	553560	0160	7/28/05	\$499,000	2820	0	8	2002	3	10459	N	N	14918 272ND PL NE
002	553560	0280	12/8/03	\$397,950	2820	0	8	2003	3	7172	N	N	27321 NE 148TH WY
002	553560	0320	10/13/04	\$450,000	2820	0	8	2003	3	8023	N	N	27324 NE 146TH PL
002	553560	0320	12/3/03	\$404,705	2820	0	8	2003	3	8023	N	N	27324 NE 146TH PL
002	553560	0550	9/3/03	\$381,000	2820	0	8	2003	3	6901	N	N	14922 273RD PL NE
002	553560	0570	1/28/04	\$410,950	2820	0	8	2001	3	5708	N	N	27428 NE 150TH ST
002	553560	0610	5/21/03	\$380,395	2820	0	8	2001	3	7123	N	N	27324 NE 150TH ST
002	553560	0730	3/27/03	\$369,950	2820	0	8	2002	3	7568	N	N	15118 272ND PL NE
002	329690	0130	8/17/05	\$447,950	2830	0	8	1993	3	13760	N	N	27521 NE 146TH LN
002	856746	0060	8/26/03	\$384,950	2830	0	8	2003	3	8307	N	N	15416 277TH PL NE
002	856745	0050	7/21/04	\$426,950	2840	0	8	2001	3	10015	N	N	27834 NE 154TH ST
002	553560	0190	12/1/05	\$585,000	2850	0	8	2002	3	7500	N	N	14915 273RD PL NE
002	553560	0250	4/22/04	\$417,000	2850	0	8	2002	3	7508	N	N	27231 NE 148TH WY

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	553560	0250	1/28/03	\$399,950	2850	0	8	2002	3	7508	N	N	27231 NE 148TH WY
002	553560	0310	1/14/04	\$412,103	2850	0	8	2003	3	7448	N	N	14701 274TH WY NE
002	553560	0440	8/15/05	\$469,950	2850	0	8	2003	3	8021	N	N	27424 NE 147TH CT
002	553560	0440	8/12/03	\$396,293	2850	0	8	2003	3	8021	N	N	27424 NE 147TH CT
002	553560	0470	9/15/03	\$383,695	2850	0	8	2003	3	9284	N	N	14716 274TH WY NE
002	553560	0520	7/14/03	\$376,589	2850	0	8	2003	3	6809	N	N	14828 273RD PL NE
002	132606	9224	5/7/04	\$397,600	2890	0	8	2004	3	7835	N	N	27411 NE 150TH ST
002	803535	0040	12/14/04	\$410,000	2890	90	8	2004	3	8409	N	N	16022 270TH PL NE
002	803535	0160	7/7/04	\$398,300	2890	90	8	2003	3	9232	Y	N	16008 271ST PL NE
002	803535	0240	12/11/03	\$389,658	2890	90	8	2003	3	9749	Y	N	16130 271ST PL NE
002	553560	0070	9/8/03	\$403,749	2920	0	8	2003	3	7700	N	N	14931 272ND PL NE
002	553560	0110	8/20/03	\$404,950	2920	0	8	2003	3	7700	N	N	14821 272ND PL NE
002	553560	0540	7/8/03	\$399,837	2920	0	8	2003	3	6826	N	N	14914 273RD PL NE
002	278725	0120	6/29/05	\$470,000	2950	0	8	1996	3	15854	N	N	14326 274TH PL NE
002	553560	0100	10/30/03	\$434,619	2970	0	8	2003	3	7700	N	N	14831 272ND PL NE
002	553560	0080	1/20/04	\$417,495	2980	0	8	2003	3	7700	N	N	14921 272ND PL NE
002	553560	0150	2/28/05	\$464,950	2980	0	8	2001	3	10459	N	N	14906 272ND PL NE
002	553560	0040	6/22/03	\$419,950	2990	0	8	2003	3	9100	N	N	15023 272ND PL NE
002	553560	0390	2/5/04	\$387,745	2990	0	8	2003	3	9468	N	N	27327 NE 146TH PL
002	553560	0600	11/24/03	\$468,950	2990	0	8	2001	3	7507	N	N	27402 NE 150TH ST
002	856745	0150	11/13/03	\$379,500	3010	0	8	2001	3	10224	N	N	15232 279TH PL NE
002	278725	0170	11/7/05	\$512,000	3020	0	8	1996	3	14564	N	N	27227 NE 143RD CT
002	803535	0010	12/21/04	\$401,500	3020	160	8	2004	3	13348	Y	N	16002 270TH PL NE
002	803535	0030	3/24/05	\$443,000	3020	30	8	2004	3	8126	Y	N	16016 270TH PL NE
002	803535	0050	6/24/04	\$427,000	3020	0	8	2003	3	8223	N	N	16028 270TH PL NE
002	803535	0070	5/16/03	\$371,800	3020	0	8	2003	3	9712	N	N	16112 271ST PL NE
002	803535	0120	5/16/03	\$370,700	3020	0	8	2003	3	12184	Y	N	16005 271ST PL NE
002	803535	0200	8/8/03	\$373,000	3020	0	8	2003	3	19641	Y	N	16032 271ST PL NE
002	803535	0220	7/8/03	\$377,800	3020	0	8	2003	3	20194	Y	N	16120 271ST PL NE
002	856746	0090	3/9/04	\$373,000	3050	0	8	2003	3	7612	N	N	27730 NE 154TH PL
002	856745	0190	12/5/03	\$439,950	3080	0	8	2003	3	10702	N	N	27818 NE 153RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	553560	0260	4/27/05	\$470,000	3090	0	8	2003	3	7099	N	N	27305 NE 148TH WY
002	553560	0260	9/17/03	\$432,950	3090	0	8	2003	3	7099	N	N	27305 NE 148TH WY
002	553560	0370	12/9/03	\$411,791	3090	0	8	2003	3	7515	N	N	27311 NE 146TH PL
002	553560	0700	8/23/05	\$505,000	3090	0	8	2002	3	7708	N	N	27312 NE 151ST PL
002	553560	0590	8/4/03	\$450,000	3100	0	8	2001	3	7459	N	N	27410 NE 150TH ST
002	856745	0140	8/2/05	\$491,900	3100	0	8	2002	3	10189	N	N	15310 279TH PL NE
002	856745	0140	2/7/03	\$387,500	3100	0	8	2002	3	10189	N	N	15310 279TH PL NE
002	553560	0660	5/7/03	\$389,950	3110	0	8	2002	3	7478	N	N	27225 NE 151ST PL
002	553560	0020	4/7/03	\$431,850	3160	0	8	2003	3	8848	N	N	15109 272ND PL NE
002	553560	0050	6/13/03	\$410,590	3160	0	8	2003	3	9033	N	N	15015 272ND PL NE
002	803535	0110	1/17/03	\$368,800	3160	0	8	2003	3	10042	Y	N	16009 271ST PL NE
002	803535	0180	9/19/03	\$379,400	3160	0	8	2003	3	11999	Y	N	16018 271ST PL NE
002	803535	0210	6/18/03	\$376,200	3160	0	8	2003	3	23379	Y	N	16110 271ST PL NE
002	803535	0320	3/25/03	\$374,270	3160	0	8	2003	3	13603	N	N	16011 270TH PL NE
002	025552	0040	9/23/05	\$445,500	3170	0	8	2005	3	7747	N	N	15211 273RD DR NE
002	553560	0270	8/14/03	\$440,000	3180	0	8	2003	3	6781	N	N	27313 NE 148TH WY
002	553560	0300	12/22/03	\$455,414	3180	0	8	2003	3	8119	N	N	14709 274TH WY NE
002	553560	0670	3/15/05	\$464,000	3180	0	8	2002	3	8046	N	N	27303 NE 151ST PL
002	803535	0080	11/19/04	\$433,800	3280	0	8	2004	3	8358	Y	N	16031 271ST PL NE
002	856745	0010	9/26/03	\$390,000	3380	0	8	2003	3	9358	N	N	27804 NE 154TH ST
002	278725	0070	7/15/04	\$390,000	3430	0	8	1996	3	15097	N	N	14224 274TH PL NE
002	182607	9069	9/26/05	\$650,000	3450	0	8	2005	3	103672	N	N	28526 NE 147TH PL
002	856746	0120	7/28/05	\$552,000	3520	0	8	2003	3	17037	N	N	15431 277TH PL NE
002	856746	0120	5/1/03	\$443,000	3520	0	8	2003	3	17037	N	N	15431 277TH PL NE
002	856800	0220	8/19/03	\$379,950	1820	0	9	1994	3	17700	N	N	28214 NE 151ST ST
002	152270	0090	9/16/04	\$379,900	2070	0	9	1998	3	14013	N	N	28431 NE 149TH PL
002	856800	0040	8/14/04	\$390,000	2110	0	9	1994	3	20656	N	N	28217 NE 151ST ST
002	152270	0010	4/27/04	\$376,000	2130	0	9	1998	3	14001	N	N	28406 NE 149TH PL
002	856801	0150	11/25/03	\$355,209	2160	0	9	1996	3	18950	N	N	15431 MANION WY NE
002	131330	0170	5/3/04	\$369,950	2190	0	9	1993	3	14000	N	N	14818 283RD PL NE
002	131330	0460	3/24/04	\$365,000	2240	0	9	1992	3	11901	N	N	28210 NE 148TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	856802	0560	7/9/03	\$390,000	2240	0	9	1997	3	14670	N	N	27814 NE 156TH PL
002	131330	0060	4/11/05	\$425,000	2250	0	9	1992	3	14021	N	N	27933 NE 148TH PL
002	131330	0260	8/16/05	\$474,900	2250	0	9	1993	3	14056	N	N	14920 282ND PL NE
002	131330	0300	1/6/05	\$385,000	2250	0	9	1992	3	14149	N	N	14916 281ST PL NE
002	856803	0070	3/19/03	\$361,500	2250	0	9	1997	3	15150	N	N	15819 MANION WY NE
002	131330	0350	4/2/04	\$363,500	2300	0	9	1991	3	14058	N	N	14918 280TH PL NE
002	856801	0310	11/17/03	\$400,000	2300	0	9	1995	3	27566	N	N	15126 283RD PL NE
002	131330	0120	12/7/04	\$399,000	2310	0	9	1992	3	14001	N	N	28225 NE 148TH PL
002	131330	0380	7/22/04	\$380,000	2330	0	9	1992	3	13446	N	N	28101 NE 149TH PL
002	152270	0100	7/25/03	\$359,900	2330	0	9	1998	3	14013	N	N	28419 NE 149TH PL
002	131330	0250	8/15/03	\$359,950	2350	0	9	1993	3	11903	N	N	14906 282ND PL NE
002	856801	0160	9/23/03	\$412,500	2350	0	9	1996	3	18568	N	N	15430 MANION WY NE
002	131330	0160	3/22/05	\$429,000	2360	0	9	1993	3	14002	N	N	14810 283RD PL NE
002	131330	0070	4/25/05	\$435,000	2380	0	9	1991	3	14001	N	N	28003 NE 148TH PL
002	131330	0310	11/26/03	\$359,950	2390	0	9	1992	3	14157	N	N	14915 281ST PL NE
002	856802	0120	12/1/05	\$520,000	2400	0	9	1998	3	15488	N	N	27642 NE 156TH PL
002	856803	0010	3/14/03	\$380,000	2400	0	9	1997	3	17991	N	N	15615 MANION WY NE
002	131330	0370	6/5/03	\$354,950	2410	0	9	1992	3	13406	N	N	28017 NE 149TH PL
002	856801	0080	2/17/04	\$415,000	2410	0	9	1997	3	20143	N	N	28005 NE 153RD PL
002	856800	0240	9/18/03	\$405,950	2440	0	9	1994	3	18063	N	N	15104 283RD PL NE
002	131330	0480	10/18/05	\$479,500	2470	0	9	1992	3	11904	N	N	28020 NE 148TH PL
002	856800	0030	6/30/04	\$419,950	2470	0	9	1994	3	21193	N	N	28225 NE 151ST ST
002	131330	0420	5/12/03	\$372,000	2490	0	9	1992	3	14040	N	N	14829 283RD PL NE
002	131330	0330	4/14/03	\$345,000	2510	0	9	1992	3	14022	N	N	14907 281ST PL NE
002	131330	0080	6/3/05	\$460,000	2520	0	9	1992	3	14001	N	N	28015 NE 148TH PL
002	131330	0400	9/7/05	\$467,950	2530	0	9	1993	3	13446	N	N	28201 NE 149TH PL
002	152270	0080	10/27/05	\$498,000	2550	0	9	1998	3	13999	N	N	28503 NE 149TH PL
002	152270	0080	12/26/04	\$432,950	2550	0	9	1998	3	13999	N	N	28503 NE 149TH PL
002	856801	0270	7/22/03	\$398,000	2550	0	9	1996	3	14405	N	N	28138 NE 152ND PL
002	856801	0190	6/19/03	\$424,000	2590	0	9	1995	3	29064	N	N	15320 MANION WY NE
002	856801	0240	6/17/05	\$550,000	2640	0	9	1995	3	23152	N	N	28122 NE 152ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	856802	0160	4/17/03	\$395,000	2670	0	9	1998	3	15166	N	N	27722 NE 156TH PL
002	856802	0040	10/22/04	\$446,000	2730	0	9	1997	3	15078	N	N	27819 NE 156TH PL
002	856800	0190	4/7/04	\$429,950	2760	0	9	1994	3	16661	N	N	28030 NE 151ST PL
002	856802	0570	2/23/05	\$448,500	2760	0	9	1996	3	15414	N	N	27826 NE 156TH PL
002	856802	0380	5/19/05	\$530,000	2810	0	9	1999	3	23609	N	N	16031 277TH PL NE
002	856803	0090	5/1/03	\$422,500	2810	0	9	1997	3	15150	N	N	15905 MANION WY NE
002	856802	0510	6/10/05	\$519,750	2820	0	9	1999	3	15255	N	N	15704 278TH AV NE
002	856804	0040	8/28/03	\$439,000	2820	0	9	1997	3	50529	N	N	15514 MANION WY NE
002	856802	0010	10/24/05	\$544,500	2840	0	9	1996	3	13950	N	N	15518 MANION WY NE
002	856802	0100	11/13/03	\$425,000	2850	0	9	1998	3	15499	N	N	27633 NE 156TH PL
002	856803	0220	11/3/05	\$530,000	2850	0	9	1997	3	29296	N	N	27908 NE 157TH PL
002	856803	0250	10/8/03	\$424,950	2850	0	9	1997	3	16332	N	N	15614 MANION WY NE
002	553560	0680	11/14/05	\$655,000	2880	0	9	1982	3	22680	N	N	27330 NE 150TH ST
002	856803	0130	7/6/04	\$560,000	2880	1100	9	1999	3	16902	N	N	15932 MANION WY NE
002	856802	0540	7/25/05	\$534,950	2910	0	9	1998	3	18529	N	N	15614 278TH AV NE
002	856803	0140	8/20/03	\$525,000	2960	860	9	1999	3	19354	N	N	15926 MANION WY NE
002	856802	0200	7/3/03	\$399,950	3010	0	9	1999	3	14514	N	N	15709 278TH AV NE
002	856802	0280	6/9/04	\$480,000	3030	0	9	1999	3	14285	N	N	27614 NE 158TH PL
002	856802	0500	10/19/05	\$579,950	3050	0	9	1999	3	14923	N	N	15714 278TH AV NE
002	856802	0190	7/21/03	\$459,950	3060	0	9	1999	3	16063	N	N	15629 278TH AV NE
002	856802	0420	5/5/03	\$445,000	3090	0	9	1999	3	18726	N	N	16016 277TH PL NE
002	856802	0290	9/20/05	\$534,950	3190	0	9	1999	3	15574	N	N	27620 NE 158TH PL
002	856802	0410	8/27/03	\$470,000	3190	0	9	1999	3	18400	N	N	16024 277TH PL NE
002	856802	0240	10/29/03	\$470,000	3270	0	9	1999	3	15480	N	N	27609 NE 158TH PL
002	856803	0210	12/20/04	\$554,950	3360	0	9	1998	3	27918	N	N	15730 MANION WY NE
002	856802	0310	7/8/03	\$550,000	3430	0	9	1999	3	18477	N	N	15817 277TH AV NE
002	856802	0450	7/7/03	\$485,000	3550	0	9	1999	3	14520	N	N	15906 277TH AV NE
002	856803	0160	10/17/05	\$648,000	3590	0	9	1999	3	29400	N	N	15912 MANION WY NE
004	865830	1955	12/26/03	\$135,000	740	0	5	1910	3	4500	N	N	32012 E ENTWISTLE ST
004	865590	0420	5/20/04	\$208,000	780	0	5	1952	4	15143	N	N	5618 CARNATION-DUVALL RD NE
004	865830	0710	7/21/03	\$170,000	900	0	5	1913	3	7500	N	N	32231 E BIRD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	865590	0100	8/22/03	\$170,000	910	0	5	1912	3	12724	N	N	5704 322ND AV NE
004	865830	2495	9/13/05	\$219,950	1020	0	5	1913	3	5000	N	N	31861 W MORRISON ST
004	865830	0145	5/21/04	\$181,500	1180	0	5	1910	3	7500	N	N	32251 W MORRISON ST
004	865830	0540	12/29/03	\$168,000	1230	0	5	1945	3	5537	N	N	32235 E REITZE ST
004	865830	2505	6/23/03	\$190,500	1340	0	5	1913	3	5000	N	N	31857 W MORRISON ST
004	865830	0410	6/15/04	\$205,000	1530	0	5	1981	3	11200	N	N	32240 E REITZE ST
004	721136	0340	5/8/03	\$202,500	840	780	6	1985	3	10065	N	N	4406 REGAL ST
004	865830	1065	9/24/04	\$181,000	860	0	6	1926	3	7500	N	N	32112 E BIRD ST
004	721133	0140	6/25/03	\$190,000	900	480	6	1979	3	9100	N	N	32202 REGAL ST
004	117000	0350	6/24/03	\$177,000	910	0	6	1981	3	9900	N	N	4901 328TH AV NE
004	117000	0190	12/2/04	\$217,000	910	0	6	1978	4	9900	N	N	4931 327TH AV NE
004	721136	0240	4/22/05	\$245,950	960	0	6	1985	3	13681	N	N	4410 ROYAL CT
004	721136	0300	8/28/03	\$183,350	960	0	6	1985	3	9290	N	N	32206 REGAL ST
004	721133	0200	12/6/05	\$290,000	980	200	6	1979	3	11625	N	N	32002 REGAL ST
004	721133	0120	5/19/05	\$224,000	980	450	6	1979	3	7700	N	N	32207 REGAL ST
004	721134	0070	3/1/05	\$254,950	980	650	6	1980	4	9375	N	N	4203 KINGS CT
004	721134	0150	1/18/05	\$249,000	980	650	6	1980	4	10042	N	N	4200 KINGS CT
004	865590	0090	4/7/05	\$299,500	990	0	6	1981	3	25458	N	N	5710 322ND AV NE
004	152507	9046	7/21/05	\$425,000	990	0	6	1963	3	534045	N	N	32923 NE 60TH ST
004	865830	3135	3/29/05	\$246,000	990	0	6	1913	5	10000	N	N	31603 W RUTHERFORD ST
004	721136	0080	9/18/03	\$190,775	1000	0	6	1982	3	9432	N	N	32013 REGAL ST
004	865710	0130	2/10/03	\$235,000	1000	700	6	1983	3	14879	N	Y	32124 NE 32ND ST
004	721135	0010	5/11/04	\$222,500	1010	0	6	1980	4	8190	N	N	4103 REGAL ST
004	865830	1595	5/8/03	\$204,950	1010	0	6	1925	4	5000	N	N	32136 E RUTHERFORD ST
004	721136	0110	5/28/03	\$191,000	1030	0	6	1984	3	9642	N	N	4207 REGENCY PL
004	117000	0340	11/8/04	\$202,000	1050	0	6	1986	3	9900	N	N	4976 328TH AV NE
004	117000	0200	8/26/03	\$189,000	1060	0	6	1978	3	9900	N	N	4935 327TH AV NE
004	865830	1135	3/19/03	\$194,950	1060	0	6	1985	3	7500	N	N	32121 E RUTHERFORD ST
004	117000	0450	6/9/03	\$194,250	1060	0	6	1981	4	10072	N	N	4886 328TH AV NE
004	721136	0220	6/14/05	\$229,950	1070	0	6	1985	3	8500	N	N	4402 ROYAL CT
004	721136	0200	8/16/05	\$252,300	1090	0	6	1986	3	11969	N	N	4308 ROYAL CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	865830	0115	9/14/05	\$248,000	1100	0	6	1977	3	7500	N	N	32331 W MORRISON ST
004	865830	2525	6/23/03	\$205,500	1130	0	6	1913	4	5000	N	N	31835 W MORRISON ST
004	152507	9055	9/14/04	\$212,000	1190	0	6	1917	4	19337	N	N	32404 NE 50TH ST
004	865590	0035	5/26/05	\$250,000	1200	0	6	1913	3	34057	N	N	5922 322ND AV NE
004	865830	1365	7/11/05	\$212,500	1200	0	6	1977	3	7500	N	N	32133 W MORRISON ST
004	721135	0080	7/19/05	\$260,000	1220	0	6	1980	3	10283	N	N	32204 QUEENS CT
004	721135	0130	9/8/05	\$275,000	1220	0	6	1980	3	9600	N	N	4202 REGAL ST
004	117000	0180	7/29/04	\$235,000	1280	0	6	1979	4	9900	N	N	4941 327TH AV NE
004	721136	0140	8/11/05	\$265,000	1320	0	6	1984	3	13290	N	N	4202 REGENCY PL
004	865830	1195	3/22/05	\$243,000	1330	0	6	1912	3	5000	N	N	32021 E RUTHERFORD ST
004	865830	1050	7/20/05	\$243,000	1360	0	6	1960	3	5000	N	N	32022 E BIRD ST
004	865830	2920	11/17/03	\$208,000	1360	0	6	1966	3	7370	N	N	31627 W MORRISON ST
004	865830	3420	12/10/04	\$276,000	1400	0	6	1926	4	12500	N	N	31760 W BIRD ST
004	865630	0081	7/3/03	\$209,950	1520	0	6	1970	3	10000	N	N	5621 CARNATION-DUVALL RD NE
004	721136	0010	8/21/03	\$228,000	1555	0	6	1982	3	10065	N	N	4407 REGAL ST
004	865830	3535	6/2/04	\$235,000	1640	0	6	1923	3	10000	N	N	31630 W ENTWISTLE ST
004	865630	0385	11/30/05	\$323,500	1710	0	6	1986	3	19115	N	N	5601 320TH AV NE
004	865630	0035	5/21/04	\$267,000	1740	0	6	2003	3	17980	N	N	5811 CARNATION-DUVALL RD NE
004	865830	1860	4/6/05	\$240,000	840	0	7	1996	3	7975	N	N	32009 W COMMERCIAL ST
004	865830	2890	4/9/04	\$218,000	860	0	7	1950	4	7500	N	N	31751 W MORRISON ST
004	865710	0100	6/23/04	\$329,500	980	640	7	1975	5	16734	Y	Y	32220 NE 32ND ST
004	865830	0490	2/28/03	\$194,000	1060	0	7	1975	3	8500	N	N	32321 E REITZE ST
004	865630	0140	2/10/04	\$254,600	1100	420	7	1997	3	9375	N	N	5804 320TH AV NE
004	138930	0040	3/22/04	\$262,000	1250	0	7	1996	3	18023	N	N	4541 325TH AV NE
004	138930	0120	12/6/04	\$285,000	1250	0	7	1997	3	22109	N	N	32560 NE 46TH PL
004	865830	3065	9/16/03	\$214,000	1370	0	7	1960	3	7500	N	N	4751 STEPHENS AV
004	865830	1615	8/10/04	\$255,000	1410	0	7	1996	3	8249	N	N	4928 SPILLMAN AV
004	865630	0350	8/7/03	\$252,750	1460	0	7	1998	3	13816	N	N	31910 NE 55TH ST
004	865630	0365	10/28/03	\$254,950	1460	0	7	1998	3	13816	N	N	31922 NE 55TH ST
004	138931	0120	10/24/05	\$368,000	1500	0	7	1997	3	19319	N	N	5029 326TH PL NE
004	865830	3045	7/25/05	\$254,950	1530	0	7	1980	3	7523	N	N	31764 W RUTHERFORD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	865830	1110	8/26/03	\$222,000	1550	0	7	1966	3	7500	N	N	4641 E BIRD ST
004	138930	0150	1/28/03	\$265,900	1590	0	7	1997	3	21869	N	N	32567 NE 46TH PL
004	865630	0120	7/31/03	\$264,200	1630	0	7	2000	3	14303	N	N	5506 320TH AV NE
004	138930	0170	5/12/03	\$275,000	1650	0	7	1996	3	21814	N	N	32551 NE 46TH PL
004	865630	0345	5/28/05	\$299,950	1650	0	7	1998	3	13816	N	N	31904 NE 55TH ST
004	865630	0380	7/15/04	\$275,000	1650	0	7	1998	3	13816	N	N	31928 NE 55TH ST
004	138931	0130	6/22/04	\$305,000	1676	0	7	1997	3	18778	N	N	5021 326TH PL NE
004	138931	0040	1/26/04	\$290,000	1710	0	7	1997	3	22821	N	N	5046 326TH PL NE
004	138931	0080	8/26/04	\$325,000	1710	0	7	1997	3	18038	N	N	5049 326TH PL NE
004	138931	0020	3/22/04	\$284,950	1740	0	7	1997	3	21888	N	N	5034 326TH PL NE
004	138930	0180	6/13/05	\$375,000	1830	0	7	1997	3	21852	N	N	32535 NE 46TH PL
004	138930	0030	8/19/03	\$285,000	1860	0	7	1997	3	18069	N	N	4531 325TH AV NE
004	138930	0110	5/10/05	\$367,000	1860	0	7	1996	3	21850	N	N	32554 NE 46TH PL
004	117000	0430	9/22/04	\$267,000	2010	0	7	1981	4	10156	N	N	4796 328TH AV NE
004	152507	9058	5/12/03	\$470,000	1120	830	8	1984	3	341946	Y	Y	3920 332ND AV NE
004	856220	0020	5/5/05	\$357,500	1600	0	8	1997	3	20003	N	N	31570 W MORRISON CT
004	816100	0130	4/1/04	\$302,000	1810	0	8	1992	3	23004	N	N	32880 NE 43RD CIR
004	865710	0240	4/22/05	\$549,000	1860	0	8	1980	3	81375	Y	Y	31710 NE 32ND ST
004	816100	0370	2/28/03	\$299,900	1900	0	8	1992	3	23368	N	N	32909 NE 42ND PL
004	816101	0170	4/27/04	\$317,500	1900	0	8	1993	3	21787	N	N	32880 NE 40TH CIR
004	733295	0030	4/15/05	\$359,950	1910	0	8	1998	3	15002	N	N	33420 NE 43RD PL
004	816101	0090	4/16/04	\$310,000	1920	0	8	1993	3	21780	N	N	32985 NE 40TH PL
004	816102	0010	4/20/05	\$347,950	1920	0	8	1994	3	21782	N	N	4490 326TH AV NE
004	816100	0170	8/16/04	\$345,800	1960	0	8	1990	3	22219	N	N	32811 NE 43RD CIR
004	816100	0170	11/17/03	\$339,500	1960	0	8	1990	3	22219	N	N	32811 NE 43RD CIR
004	816100	0160	12/21/04	\$342,500	1970	0	8	1992	3	22693	N	N	32800 NE 43RD CIR
004	156196	0030	7/13/05	\$409,950	2000	0	8	1998	3	15048	N	N	325TH AV NE
004	733296	0020	12/9/03	\$344,500	2040	0	8	2000	3	20257	N	N	33446 NE 42ND ST
004	733296	0020	2/26/03	\$335,000	2040	0	8	2000	3	20257	N	N	33446 NE 42ND ST
004	816102	0060	3/22/04	\$337,500	2040	0	8	1994	3	21781	N	N	4290 326TH AV NE
004	856220	0030	6/7/05	\$398,000	2050	0	8	1997	3	20000	N	N	31550 W MORRISON CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	222507	9038	2/7/05	\$458,800	2080	1000	8	1982	3	75794	N	Y	3904 331ST AV NE
004	816100	0140	9/24/04	\$364,000	2090	0	8	1992	3	21812	N	N	32860 NE 43RD CIR
004	156196	0080	10/26/05	\$454,000	2100	0	8	1998	3	18077	N	N	4375 325TH AV NE
004	733296	0100	8/8/03	\$346,000	2100	0	8	1999	3	21819	N	N	33503 NE 42ND ST
004	865710	0050	1/6/05	\$397,000	2180	0	8	1999	3	23625	N	Y	32330 NE 32ND ST
004	816100	0050	5/4/04	\$348,000	2200	0	8	1993	3	21802	N	N	33070 NE 43RD PL
004	816102	0220	2/16/05	\$369,500	2210	0	8	1994	3	21781	N	N	4164 326TH AV NE
004	816102	0220	5/25/04	\$355,000	2210	0	8	1994	3	21781	N	N	4164 326TH AV NE
004	816100	0200	7/8/04	\$370,000	2260	0	8	1990	3	21790	N	N	32879 NE 43RD CIR
004	733296	0200	4/18/05	\$415,000	2290	0	8	1999	3	22391	N	N	4213 334TH AV NE
004	733296	0140	4/5/05	\$449,990	2310	0	8	1999	3	21944	N	N	33397 NE 42ND PL
004	816102	0100	10/4/04	\$340,000	2320	0	8	1994	3	21855	N	N	4347 327TH PL NE
004	816100	0080	5/20/04	\$369,950	2340	0	8	1993	3	22007	N	N	33045 NE 43RD PL
004	156196	0040	5/17/04	\$343,950	2360	0	8	1998	3	18030	N	N	4390 325TH AV NE
004	156196	0090	3/2/04	\$343,500	2360	0	8	1998	3	18011	N	N	325TH AV NE
004	733295	0070	2/17/04	\$321,000	2360	0	8	1998	3	21782	N	N	33411 NE 43RD PL
004	733296	0110	7/7/04	\$379,900	2390	0	8	1999	3	21798	N	N	33471 NE 42ND ST
004	816102	0250	7/1/04	\$368,000	2410	0	8	1994	3	21780	N	N	4053 326TH AV NE
004	816102	0380	3/23/04	\$369,500	2540	0	8	1995	3	21781	N	N	4173 325TH AV NE
004	816100	0330	5/10/04	\$369,000	2550	0	8	1992	3	26372	N	N	33085 NE 42ND PL
004	816102	0430	3/8/04	\$350,000	2550	0	8	1995	3	22218	N	N	32491 NE 40TH ST
004	816102	0050	12/9/04	\$370,000	2690	0	8	1994	3	21883	N	N	4352 326TH AV NE
004	816102	0180	6/11/03	\$350,000	2690	0	8	1994	3	21782	N	N	4077 327TH PL NE
004	816100	0180	8/1/03	\$334,000	2720	0	8	1990	3	25430	N	N	32829 NE 43RD CIR
004	816102	0160	7/15/04	\$379,950	2950	0	8	1994	3	21781	N	N	4090 327TH PL NE
004	152507	9069	8/13/03	\$555,000	1880	1840	9	2003	3	57499	N	N	4316 331ST AV NE
004	152507	9084	10/7/04	\$405,490	2285	0	9	2001	3	33308	N	N	33383 NE 42ND PL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	011290	0030	5/8/03	\$235,000	RELOCATION - SALE TO SERVICE;
002	025552	0080	10/26/05	\$471,246	DIAGNOSTIC OUTLIER
002	025552	0210	11/8/05	\$489,265	% COMPLETE
002	025552	0230	9/1/05	\$453,463	% COMPLETE
002	025552	0250	9/1/05	\$496,131	% COMPLETE
002	025552	0260	11/4/05	\$483,800	% COMPLETE
002	025555	0080	1/2/04	\$80,000	DORRatio
002	025555	0090	11/18/05	\$318,500	% COMPLETE
002	025555	0090	8/16/05	\$260,000	% COMPLETE
002	025555	0160	12/23/05	\$314,000	% COMPLETE
002	025555	0170	11/17/05	\$318,095	% COMPLETE
002	025555	0180	11/1/05	\$314,320	% COMPLETE
002	025555	0190	10/6/05	\$259,322	DIAGNOSTIC OUTLIER
002	077680	0010	8/4/03	\$368,000	RELOCATION - SALE TO SERVICE;
002	077680	0020	5/21/03	\$350,000	RELOCATION - SALE TO SERVICE;
002	077680	0060	3/21/05	\$405,000	RELOCATION - SALE TO SERVICE
002	131330	0420	5/12/03	\$372,000	RELOCATION - SALE TO SERVICE;
002	132606	9057	8/30/05	\$800,000	UnFinArea
002	132606	9121	7/22/04	\$290,000	NO MARKET EXPOSURE; RELATED PARTY
002	132606	9170	11/13/03	\$190,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
002	132606	9224	5/22/03	\$105,000	DORRatio
002	132606	9225	7/21/03	\$96,000	DORRatio
002	140281	0210	6/11/03	\$269,950	DIAGNOSTIC OUTLIER
002	147280	0310	12/7/05	\$442,000	RELOCATION - SALE TO SERVICE;
002	147280	0320	5/25/04	\$376,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	151790	0070	9/1/05	\$475,000	DIAGNOSTIC OUTLIER
002	151800	0010	2/14/03	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	152270	0100	7/12/03	\$359,900	RELOCATION - SALE TO SERVICE;
002	155850	0070	2/21/03	\$130,299	QUIT CLAIM DEED; RELATED PARTY; DORRatio
002	155990	0140	9/8/05	\$349,950	QUESTIONABLE PER SALES IDENTIFICATION
002	182607	9019	3/7/03	\$595,000	IMP. CHAR CHG'D SINCE SALE; Obsol
002	182607	9019	1/16/03	\$595,000	RELOCATION - SALE TO SERVICE Obsol
002	182607	9033	9/7/05	\$265,000	UnFinArea
002	182607	9050	10/4/04	\$495,000	Obsol
002	187550	0140	1/16/04	\$64,696	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
002	192607	9020	6/26/03	\$530,000	Obsol
002	212970	0100	4/23/04	\$402,500	RELOCATION - SALE TO SERVICE;
002	212970	0550	4/29/03	\$240,000	DIAGNOSTIC OUTLIER
002	213020	0030	9/6/05	\$315,000	RELOCATION - SALE TO SERVICE
002	213040	0090	8/21/03	\$44,250	QUIT CLAIM; PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	213042	0130	11/3/03	\$274,950	RELOCATION - SALE TO SERVICE;
002	213070	1350	8/28/03	\$180,000	NO MARKET EXPOSURE
002	213070	1350	10/11/04	\$180,000	NO MARKET EXPOSURE; RELATED PARTY
002	213120	0220	12/7/05	\$529,950	%Compl ActivePermitBeforeSale>25K
002	213120	0845	6/23/04	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	213170	0330	3/4/03	\$94,515	QUIT CLAIM DEED DORRatio
002	213170	1500	9/3/04	\$185,000	NO MARKET EXPOSURE
002	213170	1620	2/6/03	\$210,000	NON-REPRESENTATIVE SALE
002	213190	0090	8/30/05	\$70,695	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	213190	0090	8/30/05	\$70,695	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	213190	0090	8/30/05	\$70,695	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	213190	0130	7/14/05	\$67,117	RELATED PARTY, FRIEND; DORRatio
002	213190	0190	11/5/03	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	213220	0510	4/22/04	\$205,000	DIAGNOSTIC OUTLIER
002	213301	0090	8/15/05	\$375,000	RELOCATION - SALE TO SERVICE
002	242606	9024	8/6/03	\$210,000	DIAGNOSTIC OUTLIER
002	329690	0100	5/8/03	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	329690	0110	11/5/05	\$403,000	RELOCATION - SALE TO SERVICE
002	378240	0140	7/15/03	\$277,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	379340	0060	5/30/03	\$180,000	RELATED PARTY; STATEMENT TO DOR
002	379340	0170	1/25/04	\$112,799	PARTIAL INTEREST (103, 102, Etc.); DORRatio
002	379340	0340	12/20/04	\$350,000	RELOCATION - SALE TO SERVICE;
002	425400	0020	6/17/04	\$372,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	425400	0500	10/21/05	\$319,543	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	553560	0140	2/3/04	\$400,000	RELOCATION - SALE TO SERVICE;
002	553560	0150	2/28/05	\$464,950	RELOCATION - SALE TO SERVICE
002	553560	0490	6/18/03	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	553560	0680	8/15/03	\$460,000	IMP CHAR CHANGED AFTER SALE
002	729799	0190	6/28/05	\$332,000	RELOCATION - SALE TO SERVICE
002	732620	0320	2/10/05	\$308,400	BANKRUPTCY - RECEIVER OR TRUSTEE
002	778792	0020	10/28/05	\$453,195	%Compl ActivePermitBeforeSale>25K
002	778792	0030	10/3/05	\$443,370	%Compl ActivePermitBeforeSale>25K
002	778792	0060	10/11/05	\$351,855	%Compl ActivePermitBeforeSale>25K
002	778792	0260	11/10/05	\$459,470	%Compl ActivePermitBeforeSale>25K
002	778792	0270	10/3/05	\$426,895	%Compl
002	803535	0140	9/15/03	\$379,000	QUESTIONABLE PER APPRAISAL
002	856746	0040	12/1/04	\$409,000	RELOCATION - SALE TO SERVICE;
002	856801	0010	1/17/03	\$356,000	UnFinArea
002	856801	0250	2/21/04	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	856802	0160	4/17/03	\$395,000	RELOCATION - SALE TO SERVICE;
002	856803	0210	12/20/04	\$554,950	RELOCATION - SALE TO SERVICE;
002	952650	0050	10/31/05	\$419,000	RELOCATION - SALE TO SERVICE;
004	117000	0010	10/31/03	\$199,000	DIAGNOSTIC OUTLIER
004	117000	0250	11/15/04	\$147,767	NON-REPRESENTATIVE SALE
004	117000	0280	4/28/03	\$155,000	NON-REPRESENTATIVE SALE
004	117000	0300	10/15/03	\$129,921	IMP. CHARACTERISTICS CHANGED SINCE SALE;
004	117000	0320	7/27/05	\$259,950	BANKRUPTCY - RECEIVER OR TRUSTEE
004	138930	0110	5/10/05	\$367,000	RELOCATION - SALE TO SERVICE
004	152507	9026	7/20/05	\$340,000	PersMH0
004	152507	9046	5/20/04	\$399,950	NON-REPRESENTATIVE SALE;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 94**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	152507	9053	4/26/04	\$199,000	NON-REPRESENTATIVE SALE;
004	152507	9079	10/15/03	\$180,000	DORRatio
004	721134	0020	11/29/04	\$39,919	PARTIAL INTEREST (103, 102, Etc.); DORRatio
004	721134	0130	2/20/03	\$184,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	721134	0160	5/5/03	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	721135	0060	3/13/03	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	733295	0050	3/3/04	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	733296	0040	7/8/05	\$430,000	CORRECTION DEED
004	816100	0210	6/16/03	\$339,000	Obsol Prevlmp<=25K
004	816100	0340	1/29/04	\$275,000	NON-REPRESENTATIVE SALE
004	856220	0050	10/31/03	\$299,500	NON-REPRESENTATIVE SALE;
004	865590	0280	3/3/05	\$67,900	ImpCountESTATE ADMIN; RELATED PARTY; Prevlmp<=25K
004	865590	0295	12/17/04	\$232,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	865630	0140	6/24/03	\$200,252	FORCED SALE; EXEMPT FROM EXCISE TAX
004	865830	0150	4/6/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	865830	0590	7/9/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	865830	1040	1/25/05	\$123,000	Prevlmp<=25K
004	865830	1060	9/14/05	\$37,697	QUIT CLAIM DEED Prevlmp<=25K DORRatio
004	865830	1595	12/14/05	\$275,500	DIAGNOSTIC OUTLIER
004	865830	1940	7/3/03	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	865830	1955	8/20/03	\$55,000	QUESTIONABLE PER APPRAISAL DORRatio
004	865830	2475	5/28/04	\$185,000	NON-PROFIT ORGANIZATION; NON-REP SALE
004	865830	2535	6/2/05	\$150,000	DIAGNOSTIC OUTLIER
004	865830	2561	9/25/03	\$191,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	865830	2635	11/23/05	\$375,000	DIAGNOSTIC OUTLIER
004	865830	2720	8/2/04	\$180,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,

***Vacant Sales Used in this Annual Update Analysis***  
**Area 94**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	025555	0060	12/20/05	\$79,000	2532	Y	N
2	025555	0070	7/8/05	\$75,000	3031	Y	N
2	122606	9025	9/27/05	\$176,000	413384	Y	N
2	212970	0025	8/6/04	\$102,000	134164	N	N
2	213070	0997	9/2/05	\$100,000	8084	N	N
2	242606	9088	11/3/03	\$90,000	379843	N	N
4	152507	9074	12/23/04	\$265,000	871200	Y	N
4	865630	0055	1/7/05	\$75,000	15688	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 94**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	025552	0170	12/8/05	\$486,800	IMPROVED SALE - IMP NOT PICKED UP
2	025552	0200	12/1/05	\$469,772	IMPROVED SALE - IMP NOT PICKED UP
2	025552	0240	12/1/05	\$438,000	IMPROVED SALE - IMP NOT PICKED UP
2	132606	9074	6/14/05	\$1,905,000	PREPLAT APPROVAL
2	182607	9041	1/12/04	\$47,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE;
2	212970	0140	4/20/05	\$450,000	IMPROVED SALE - IMP NOT PICKED UP
2	732580	0070	6/24/05	\$400,000	ZONING CHANGED TO COMMERCIAL
2	732580	0200	11/2/04	\$650,000	BUILDER OR DEVELOPER SALES;
2	778792	0080	12/14/05	\$439,590	IMPROVED SALE - IMP NOT PICKED UP
2	778792	0090	11/14/05	\$389,350	IMPROVED SALE - IMP NOT PICKED UP
2	778792	0110	11/10/05	\$369,915	IMPROVED SALE - IMP NOT PICKED UP
2	778792	0160	12/9/05	\$377,485	IMPROVED SALE - IMP NOT PICKED UP
2	778792	0230	11/10/05	\$403,230	IMPROVED SALE - IMP NOT PICKED UP
2	778792	0280	12/6/05	\$442,565	IMPROVED SALE - IMP NOT PICKED UP
2	011290	0010	6/12/03	\$35,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
2	856745	0260	6/24/03	\$115,000	IMPROVED SALE - IMP NOT PICKED UP
2	182607	9069	7/5/05	\$155,000	DO RATIO
4	865710	0060	4/11/05	\$35,000	100% FLOODPLAIN - NON BUILDABLE
4	865710	0210	7/3/03	\$40,000	100% FLOODPLAIN - NON BUILDABLE
4	865710	0210	9/19/05	\$40,000	100% FLOODPLAIN - NON BUILDABLE



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr